






MHP

OFFERING MEMORANDUM

Highlights

-  **18 Lots**
 - 17 Park Owned Homes
 - 1 Vacant Park Owned Homes
 - 1 Vacant Tenant Owned Home
 - Significant potential for additional lots
-  **SEWER:**
 - Property is serviced by septic tanks
 - Landlord responsible for cleanout
-  **WATER:**
 - City of Gaston
 - Landlord paid
-  **TRASH:**
 - Republic Waste
 - Landlord Paid
-  **Landscaping:**
 - Landscaping included in rent
- Significant value add potential
- 15 minutes from I-26 and 30 minutes from downtown Columbia, SC
- LED lighting and security cameras
- Extremely peaceful location

PROPERTY MAP:
7.47 Acres Total



RealtyCompanies

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**188 Bismarck Rd.
Gaston, SC 29053
PARCEL ID: 010021-01-010**

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