

Property Client Full

812 Elm Street, Henrietta, MO 64036

MLS#: **2599139** Status: **Pending**

County: **Ray**

L Price: **\$60,000**

S Price:

Commercial

Area: **107 - East of I-35 & South of Hwy 92**



Type: **Other**
 Use: **Mobile Home Park**
 Tot SF: **5,348** # Stories: **1** Zone: **res**
 Min SF: Max SF: Brk ID: **HERE**
 Lsz: **24,742 - Square Feet** Agt ID: **413523403**
 Name:
 L/S: **Sale**
 Age: **41-50 Years** Yr Blt: **1976**
 Legal: **ALL LOTS 11 AND 12 HENRIETTA KING ADDITION**

General Information

Leased: Yes	Curr Lse:	Flood: No	Cap Rt:
Op Exp: \$0	Grs Inc:	Net Inc:	
Road: City Street		Occupy: Tenant To Continue, Vacant	
Parking: Other		Location: Corner Lot, Residential District	
Utilities: Electric, Gas, Sanitary Sewer, Water		City Limits: Yes	Streets:
Interior: Living Quarters			
Exterior:			
Security:			
Accessibility:			
Maint Pr:			
Ceiling Height:			

Remarks & Directions

Don't miss this excellent investment opportunity with a 6-LOT mobile home park in Henrietta! The small park offers the potential to increase income through improved occupancy and management. Ideal for investors seeking an affordable entry point to mobile home park ownership. There are currently 5 trailers with the park, one lot (unit B) is leased at \$850.00 monthly with another (unit D) recently vacated and easily renovated to add value and income quickly. The three remaining trailers could possibly be fixed up or easily removed to open the lots for rental or replacements.

Directions: **From MO-13 Hwy N Take exit to Henrietta, Turn left onto E 84th St, at stop sign turn Left onto Lexington Rd, Stay right onto Main St, turn right at the stop sign onto W 9th St continue to elm and turn left property is on the left (Corner Lot)**

Business Information

Net Ch: \$0	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business: <u>Business Opp</u>
Ofc SF: 0		Bs Yr:		Allow:		Includes: Mobile/Trailer Park
Whs SF:		U-R:	Rentable			Real Estate
Clr Ht: 0		Allow:				# Empl: 0
#Drv In: 0						Open:
#Dock: 0						
Dock Type:						
Dr Ht:						
Rail:						
Allow:						

Financial Information

Will Sell: Cash, Conventional	HOA: /	Tax Comm:
Tax: \$387	Spc Tax: \$0	Total Tax: \$387