

Riverview Mobile Home Park

FOR SALE

596 Highway 395 North | Gardnerville, Nevada 89410

Sale Price \$5,250,000

- **Type:** Age restricted 55+
- **Size:** 50 spaces
- **Lot Size:** Approximately 16.35 Acres
- **County Use:** 10 or more Mfg H
- **APN:** 1220-25-101-001
- **Age:** 1965 (estimated)
- **Tenant Profile:** 23 Singlewide, 23 Doublewide, 4 RV
- **Water:** Community Well
- **Sewer:** Septic
- **Electric:** NV Energy (invoiced directly to tenant)
- **Natural Gas:** NV Energy (invoiced directly to tenant)
- **Park Owned Homes:** 8
- **Per Space:** \$105,000
- 100% Occupied.
- Below market rents.
- Upside potential.



**AVISON
YOUNG**

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