

MOBILE HOME PARK

201 Pear Street,
Bethesda, OH



**HARVEY
GOODMAN**

Broker, John Sambuco



Laney Ross



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Executive Summary

Discover a rare opportunity to own a well-maintained mobile home park situated on 6.72 acres in a quiet small-town setting just minutes from I-70 at Exit 208 (Morristown exit). This income-producing property is ideal for investors seeking stable cash flow and long-term growth potential.

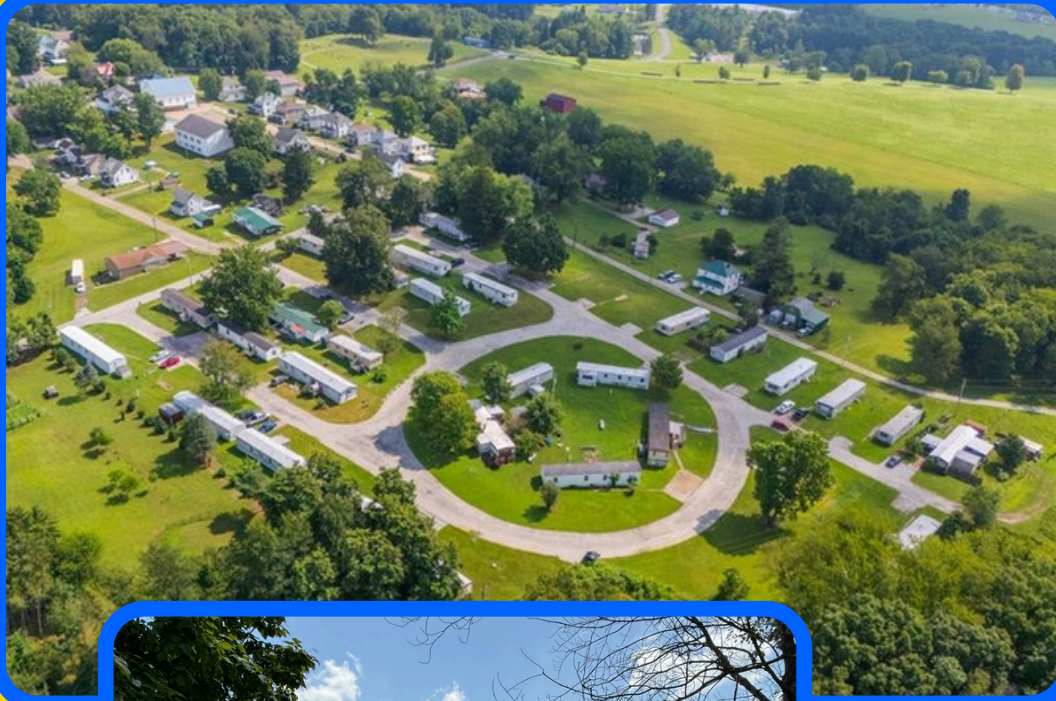
This park is perfect for a hands-on investor, portfolio expansion, or a retirement income strategy. Call today to schedule your private tour and explore the potential of this turnkey investment.



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Property Highlights



- Lot rent collected from tenant-owned homes provides steady monthly revenue.
- Current owner holds 18 mobile homes (4 currently for sale), offering additional rental or resale opportunities.
- Live in one of the homes while managing and maintaining the property.
- Close proximity to I-70 provides convenient access and regional connectivity.
- Potential to increase income through lot improvements, rent adjustments, or sale of individual units.

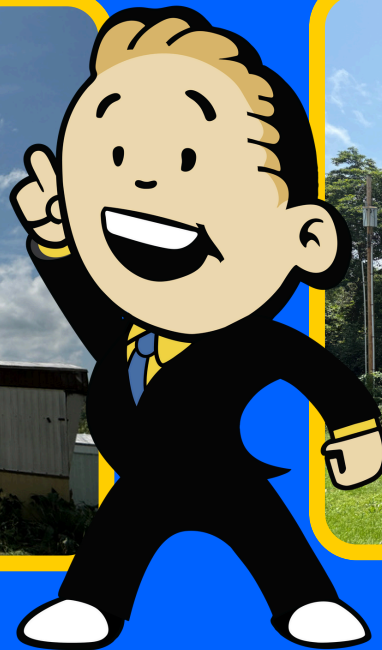
\$600,000

TRAILERS FOR SALE



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AERIAL MAPS



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**THANK
YOU!**



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