

# MOBILE HOME PARK FOR SALE

418 11TH ST S, WAHPETON, ND

**\$159,000 GROSS RENT POTENTIAL**

**ASKING PRICE: \$549,000**

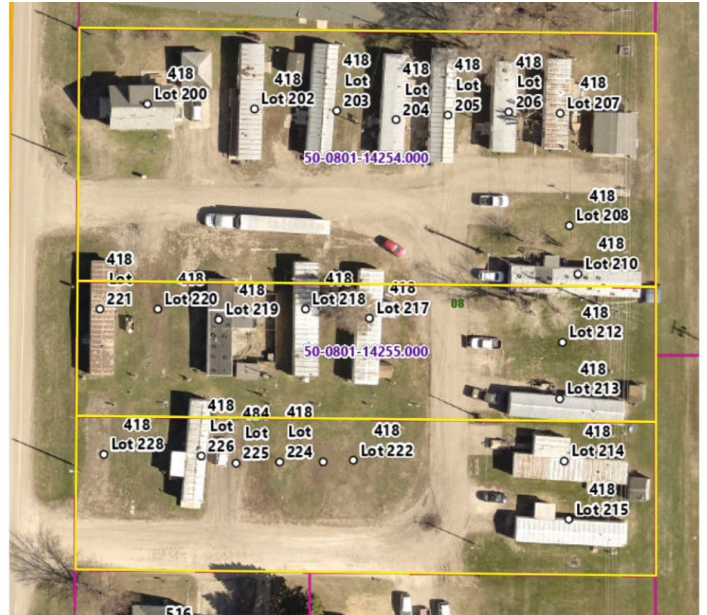
**2.41 Acres**

**4BR/2BA House w/ Garage**

**Storage Garage**

**13 Manufactured Homes**

**Configured for 22 Lots**



The Seller acquired the property in 2019 from a family member. In 2020, the Seller began clean-up of the property, renovation of existing mobile homes, and improvement in the tenant base. During the period of 2020-2023 the Seller has invested over \$70,000 into the property. 2023 represents the first year of the “new beginnings” of the mobile home park and the beginning of a transition to a deliberate strategy to rent available units. The property is ready for a new owner to benefit from this transition.

**CONTACT BRIAN TJADEN FOR DETAILS**

**612-963-3810 OR BRIAN@MNLAKEGUYS.COM**

CONFIDENTIAL DISCLOSURE REQUIRED



BUY | SELL | INVEST  
**TRILOGY**  
— REAL ESTATE —

MLS # 6498686

**MN**  
*Lake Guys*<sup>TM</sup>