

# 5 & 22 Becky Lane, Fairview, North Carolina 28730-8512

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List \$: **\$2,200,000**

MLS#: **4106049** Category: **Commercial Sale** County: **Buncombe**  
Status: **ACT** Parcel ID: **9686-82-8401-00000+ more** Acres: **12.05**  
Legal Desc: **DEED DATE:02/01/2019 DEED:5740-1568 LOT:A & B PLAT:0171-0114** Zoning: **OU**  
City Tax Pd To: **No City Taxes Paid** Tax Val: **\$694,100** Deed Ref: **826-328**  
Lot Dim: Elevation: **2000-2500 ft.**  
Complex Name: OSN: **Canopy MLS**  
Comm Loc: **Other**



### General Information

Type: **Manufactured Home Park**  
Second Type: **N/A**  
Sale/Lse Inc: **Land**  
Documents: **Plat, Proforma, Rent Roll, Tax Information**  
In City: **No**  
Restrictions: **Manufactured Home Allowed, Modular Allowed**  
Restrict Cmnts: **Manufactured and Modular allowed**

### Listing Information

Lse Consider: **No**

### Bldg Information

New Const: **No**  
Builder:  
Year Built: **2016**  
Const Status: **Completed**  
Const Type: **Manufactured**  
# of Bldgs:  
# of Rentals:  
# of Units:  
Baths Total:  
# of Stories:

### Square Footage

Total:  
Min SF Avail: **0**  
Max SF Avail: **0**  
Min Lse#/SF: **\$0.00**  
Max Lse\$/SF: **\$0.00**  
Office SqFt:  
Warehse SF:  
Garage SF:

### Additional Information

Rail Service: **No** Road Front: **300** Lsd Condr: **No** Flood Pl: **No**  
Prop Finance: **Cash, Conventional**  
Ownership: **Seller owned for at least one year**  
Spcl Cond: **None**  
Rd Respons: **Publicly Maintained Road**  
Addl Parcels: **9686-83-9048-00000**

### Features

Lot Description: **Cleared, Rolling Slope, Views**  
View: **Mountain(s)**  
Windows: **Window Treatments**  
Fixtures Exclsn: **No**  
Foundation: **Pillar/Post/Pier**  
Fencing: **Partial**  
Accessibility: **2 or More Access Exits**  
Exterior Cover: **Metal**  
Road Surface: **Gravel**  
Roof: **Flat, Metal**  
Security Feat: **Smoke Detector**  
Suitable Use: **Multi-Family**  
Utilities: **Cable Available, Propane**  
Appliances: **Electric Range, Electric Water Heater, Refrigerator**  
Floors: **Linoleum**  
Doors:  
Laundry:  
Basement Dtls: **No**  
Fireplaces:  
2nd Living Qtr:  
Construct Type: **Manufactured**  
Road Frontage: **County Road/300**  
Patio/Porch: **Front Porch**  
Other Structure: **None**  
Inclusions: **Land**  
Fire Sprinkler:

### Income Information

Annual Sched Inc: **\$240,000.00** Vac Rate: **3** Gross Op Inc: Annual NOI:  
Operating Exps: **\$60,000** Financial Info:

### Utilities

Sewer: **Septic Installed** Water: **City Water**  
Heat: **Forced Air, Oil** Cool: **Window Unit(s)**  
Restrictions: **Manufactured Home Allowed, Modular Allowed - Manufactured and Modular allowed**

### Association Information

Subject to HOA: **None** Subj to CCRs: **Undiscovered** **No**  
Spc Assess Cnfrm: **No**

### Public Remarks

**Mobile Home Park - 22 units. 2 separate PIN #'s. Well maintained property. High level of tenant satisfaction. 16 minutes to downtown Asheville. Shopping is nearby. Mostly park owned homes. OU zoning-space on SW portion is available for additional home spaces. Quiet and peaceful environment. Rents have been adjusted frequently over the last few years to keep up with the market. SEE attachments. Sale is all of both PIN #'s. Seller is willing to discuss partial sale.**

### Agent Remarks

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### Showing Instructions, Considerations, and Directions

**Call Listing Agent, Do Not Disturb Tenant, No Sign**

**From the City, go I-240E to a straight ahead merge onto US74A. Go 6 miles to LT on Graveyard Road. Go .5 miles to MHP on both sides of Graveyard Rd.**


### Company Comments

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**List Agent/Office Information**

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DOM:	<b>154</b>	CDOM:	<b>154</b>	Expire Dt:	<b>02/02/2026</b>
Mkt Dt:	<b>02/05/2024</b>	DDP-End Dt:			
Agent/Own:	<b>No</b>	List Agreeemnt:	<b>Exclusive Right To Sell</b>		
For Appt Call:	<a href="tel:800-746-9464">800-746-9464</a>	Agent Phone:	<a href="tel:828-231-4246">828-231-4246</a>		
List Agent:	<a href="#">George Lycan (gely54890)</a> 	Office Phone:	<a href="tel:828-254-7253">828-254-7253</a>		
List Office:	<a href="#">Keller Williams Professionals (NCM12570)</a>	Full Service:	<b>Full Service</b>		
Seller Name:	<b>Of Record</b>				
Web URL:					