



TURNKEY MOBILE HOME PARK INVESTMENT

**1121 W SR 46
Batesville, IN 47006**

Presenting a fully stabilized mobile home park, the new owner of Wagner's Mobile Home Park will receive immediate cash flow with value-add potential. This 14-lot park is on city water / city sewer and is 100% occupied with all 14 homes as tenant-owned homes. Easy to manage remotely with maintenance guy on site. Lot rents are at \$400/month.

The property is zoned B3 (General Business) with additional vacant land ready for further development, opening the door to a range of development possibilities including storage units (see Permitted Use Table).

The property includes a 5,000 sq ft pole barn, one bay (20%) leased to a contractor for 3-yr term. 80% available for adding tenants (value-add).



FOR SALE

**PURCHASE PRICE:
\$595,000.00**

Land Size: 5.70 Acres

Contact:

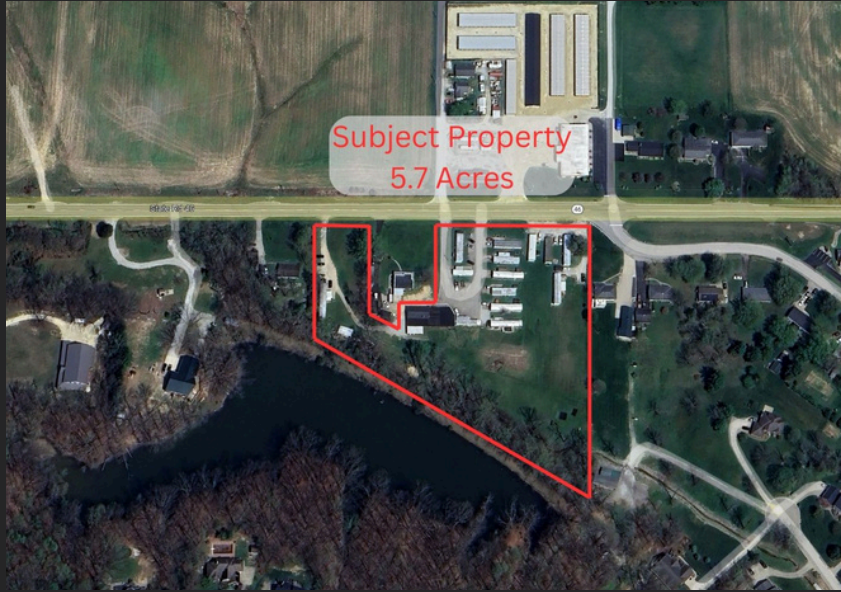
812-606-0136

CRAIG DOHMAN

Commercial Broker

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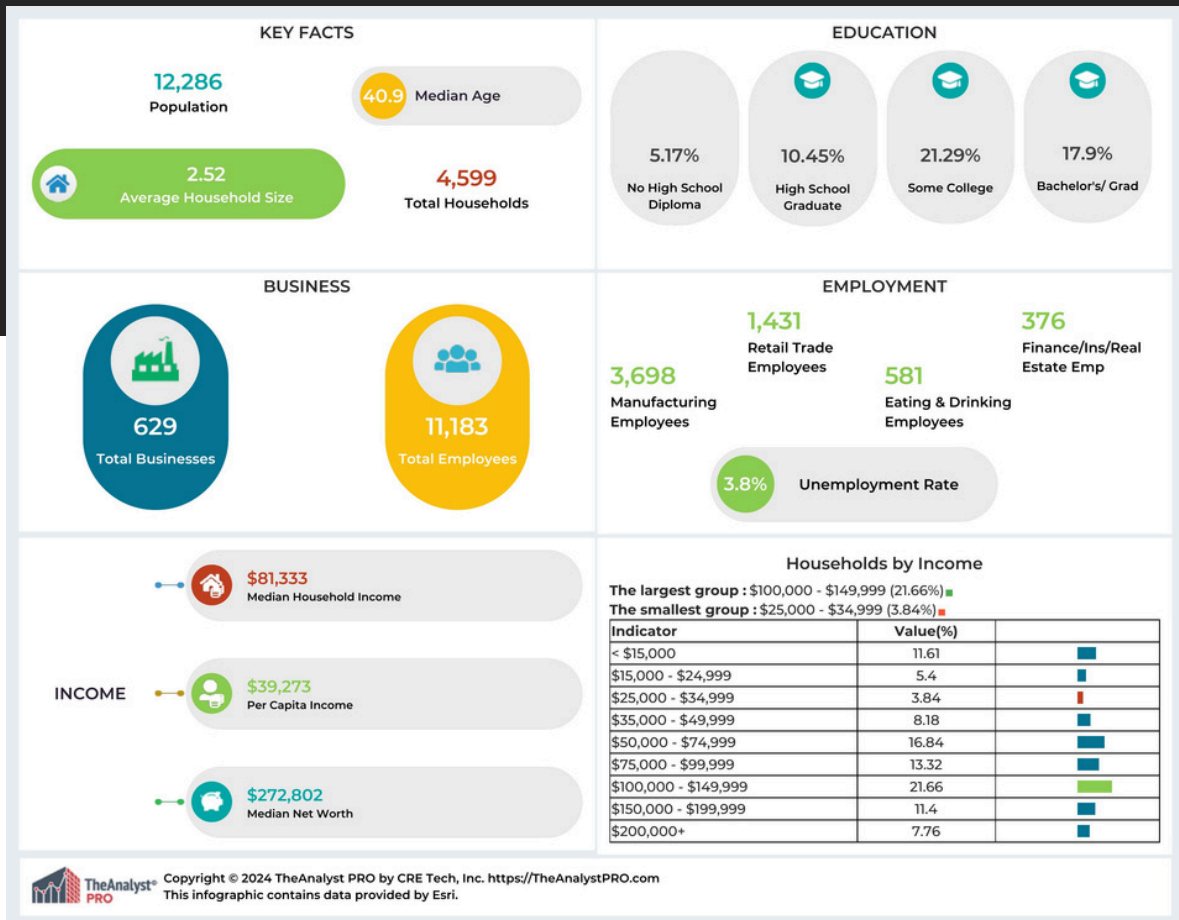


Subject Property
5.7 Acres



Property Available

812-606-0136



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