

Shirah Estate

Mobile Home Park

2202 Shirah Rd
Auburndale FL, 33823



For more information please contact:

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LA ROSA REALTY
PRESTIGE

Extended Home Facts



Legend:  Subject Property

Interior Features

Cooling	Central Air
Heating	Central

Interior Details

Base Area	1288 sq ft
Total Area	1288 sq ft

Exterior Features

Construction	Vinyl Siding
Foundation	Crawl Space
Roof	Metal
Road	Other
Sewer	Septic Tank
Utilities	Cable Available, Electric - Available
Lot Size Dimensions	140 x 120
Lot Size Range	2 to less than 5

Exterior Details

Lot Size - Square Feet	90,213 sq ft
Lot Size - Frontage Feet	140 sq ft
Lot Size - Depth Feet	120 sq ft
Lot Size - Acres	2.07 acres
Neighborhood Code	330087

Location Details

Directions to Property	From Hwy 92, head East on Old Dixie Hwy, then right on Shirah rd, continue around the bend on Shirah Rd, property will be on the left.
Subdivision	BELL WILLIE SURVEY

Homeowners Association Info

Association	No
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PRICE: \$1,300,000

Property Overview

INCOME PROPERTY for Sale in AUBURNDALE, FLORIDA. Located in the charming city of Auburndale, Florida, this prime investment opportunity offers a well-established mobile home community featuring 9 fully occupied units and 2 buildable lots across 2.7 acres of land. One buildable lot is ideal for an additional mobile home, while the second lot provides the flexibility to develop either another mobile home or a single-family residence, giving you multiple avenues to increase your income stream. Spacious and well-maintained. Established community in a quiet, desirable location. This property is situated off Old Dixie Highway, just minutes from US Highway 92, offering easy access to Interstate 4 for a smooth commute to nearby cities like Lakeland, Winter Haven, and Orlando. The property is close to key local landmarks such as: Downtown Auburndale, with its charming shops and dining spots. Lake Myrtle Sports Complex, a hub for sports enthusiasts. Auburndale TECO Trail, perfect for outdoor activities. Walmart Supercenter, Publix, and other major retailers for everyday conveniences. Auburndale is known for its affordable property taxes, making it an attractive location for investors seeking solid returns. The property has a proven history of rental income from the 9 existing units, and the two additional lots which can add even more potential for growth. With its strategic location in a growing area of Polk County, this income property is well-positioned for long-term appreciation. Whether you're looking to expand your investment portfolio or enter the rental property market, this mobile home community presents a rare opportunity with low maintenance, low operating costs, and steady demand. Don't miss this chance to own a multi-unit income property with development potential in beautiful Auburndale, FL.

Property Highlights

Park is currently very clean

There are currently 9 units in this mobile home park.

*There are 2 open lots, one lot can accommodate a mobile home, the other lot can accommodate a mobile or single family home.

There is an acre of vacant land in the back.

All units are currently occupied.

Property size: 2.07 acres.

Year Built 1985

Taxes 2023- \$2,343

MANAGEMENT:

The Park is managed by the owner who lives in one on the units

CONSTRUCTION:

The exterior construction of the homes are sidings, most of the roofs are metal.

UTILITIES:

Sewer- Septic

Heat- Central

A/C- Central

Water- Well

Utility payments are included in the tenants rent, the property is on sewer and septic, there is one (1) septic tank for all the units.

AMENITIES:

All units have central air and central heat. Tenants provide their own washer/ dryer if needed, the other major appliances are property of the owner, there is parking for each unit.

ZONING:

The park is currently zoned R-3

GENERAL:

Exterior is siding

Most of the mobile homes are newer than 1978, three (3) of the units have carpet, five (5) of the units have tiles, one (1) has wood.

Most of the tenants are long term.

Shirah Estate - Current Rent Roll October 2024

Unit	Type	Bd/Bth	Monthly Rent	Projected Monthly Rent	Status	Dimension
1	MH	1/1	\$695	\$795	Rented	12x35
2	MH	1/1	\$595	\$795	Rented	12x46
3	MH	3/2	\$795	\$1,100	Rented	14x66
4	MH	2/1	\$750	\$895	Rented	14x48
5	MH	2/2	\$650	\$995	Rented	14x60
6	MH	2/1	\$595	\$895	Rented	12x56
7	MH	1/1	\$795	\$995	Rented	12x36
8	Open for Double Wide			\$1,250		
9	MH	3/2	\$1,250	\$1,250	Rented	24x56
10	MH	2/1	\$650	\$895	Rented	14x48
11	Open large lot for Double wide or Single Family			\$1,500		

Total current monthly rent = \$6,750

Total current annual rent= \$81,000

Projected monthly rent = \$11,365

Projected annual rent= \$136,380

*There are no lot rents in this mobile home park

Maintenance Cost

Property Insurance	\$810 / year	\$67.50 / month (<i>Unit 9</i>) <i>\$810x9 units = \$7,290 year</i>
Property Tax	\$2,343 / year	\$192.25 / month
Trash	\$1,260 / year	\$105.00 / month
Lawn Care	\$3,600 / year	\$300.00 / month
Electric Bill	\$2,400 year	\$200.00 month (<i>Unit 9</i>) <i>\$2,400x9 units=\$21,600 year</i>

Miscellaneous materials or other maintenance cost, average \$1,700 per year.

Property Photos





2202 Shirah Rd, Auburndale FL 33823



Tax ID: 25-28-07-000000-034140

Legal Description: S3/5 OF N1/4 OF NE1/4 OF SW1/4 OF NW1/4 LESS S 25 FT & NORTH ONE ACRE OF E1/2 OF SW1/4 OF NW1/4 LESS MAINT R/W

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