

SALE

TOP OF THE WORLD MOBILE HOME RV PARK

53390 E US Highway 60 Miami, AZ 85539



Sale Price	\$795,000
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LOCATION OVERVIEW

Top of the World is located between Superior and Miami/Globe Arizona on Highway 60.

OFFERING SUMMARY

Building Size:	3,000 SF
Lot Size:	3.61 Acres
Number of Units:	17
Price / SF:	\$5.06
Year Built:	1955
Renovated:	1996
Zoning:	Manufactured Home

PROPERTY HIGHLIGHTS

- Top of the World, Miami AZ
- 16 RV/Mobile home sites
- 3 Apartment units
- Potential to expand Park
- 4 Wells, currently 2 well serve the property
- Value add

OTHER RESOURCES

[CBC Worldwide](#)

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PROPERTY DESCRIPTION

Invest in a prime opportunity with this RV/MH park located at The Top of the World, Miami, AZ. This property boasts a 1100 SF tri-unit apartment building, 1000 SF former restaurant building and 800SF retail building. 16 RV/ MH sites, and a rich history dating back to 1955, with renovations in 1996. Benefitting from a Manufactured Home zoning, the park's 95% occupancy with monthly income offer a strong foundation. Situated in the Miami area, the property holds potential for expansion and has 4 wells, with 2 of the wells currently servicing the property, there's significant value-add potential awaiting the savvy investor.

Copper mining accounts for the largest number of jobs in Miami. According to the 2002 annual report of the Arizona State Mine Inspector, Freeport-McMoRan employed nearly 600 at its Miami operations, including 330 at the smelter and 187 at the mine. The Miami smelter and rod plant continue to operate. In 2016, copper production at Miami amounted to 25 million pounds of copper. In 2017, copper production was 19 million pounds, and more than 740 people were employed there.

The Pinto Valley Mine is a large copper mine located in Arizona, in the southwestern part of the United States. Pinto Valley represents one of the largest copper reserves in the United States and in the world, having estimated reserves of 446 million tons of ore grading 0.25% copper.[1] It is located in Gila County, near the town of Miami.

The mine owns the San Manuel Arizona Railroad.

SITE DESCRIPTION

This unique property spans approximately 3.08 acres across four contiguous lots, with an additional two lots enhancing its appeal. One of these additional lots, located on Oak Lane, features a well and well house, while the sixth lot, a small accessible parcel, houses the main well. In total, the property boasts four wells, with two currently serving the park.

The park includes 16 RV or mobile home sites, a three-unit apartment building, and two additional outbuildings. One of these outbuildings, a former restaurant, offers Highway 60 frontage and is equipped with plumbing, making it suitable for various commercial uses.



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