



MLS 6474443 Commercial Sale

\$2,750,000

Description:

Seller offering \$20,000 credit towards buyer's closing costs. 9.6 Cap Rate! Welcome to Pine Cone Park in Perham, MN - A 56 lot Mobile Home Community with room to expand on available adjacent lot. 12 Trailers owned by seller. Seller has installed a new cluster of mailboxes for each lot address. Each trailer is hooked up to city sewer and water. There is a lift station for the sewer. The city of Perham has an abundance of manufacturing jobs. The city is growing at a rate of 2.19% annually and its population has increased by 6.75% since the most recent census, which recorded a population of 3,495 in 2020. A new high school was built in 2019 with a state of the art wellness center. Call today for more information on this great investment opportunity!

Additional Details:

| | |
|------------------------|-----------|
| Year Built | 1975 |
| Lot Acres | 10.97 |
| Lot Dimensions | Irregular |
| School District | 549 |
| Taxes | \$4,186 |
| Taxes with Assessments | \$4,186 |
| Tax Year | 2023 |

Additional Features:

Fuel: Electric **Heat:** None **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

Highway 10 to CR-34 to Mobile Home park



Listed By:
The Real Estate Company of Detroit Lakes

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