



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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