



MLS 6518044 Residential Income

**\$199,800**

**Description:**

11% CAP Rate - 4 Unit Mobile Home Park with great tenants and in a great location.

The two southernmost homes are owned and rented out, the two northernmost homes are tenant owned with the lots being rented.

This rental property has very little owner expenses, tenants pay for their own heat and electricity. The property includes a private well and 2 separate septic systems for minimal water/sewer expense.

Unit #4 is a 3 bedroom 1 bathroom, 980 SqFt.

Unit #3 is a 2 bedroom, 1 bathroom, 980 SqFt.

Contact your agent for financials.

**Additional Details:**

Year Built	1970
Lot Acres	1.63
Lot Dimensions	330ftx220ft
School District	31
Taxes	\$448
Taxes with Assessments	\$448
Tax Year	2023

**Additional Features:**

**Basement:** Other **Fuel:** Propane **Heat:** Forced Air **Sewer:** Septic System Compliant - Yes **Water:** Well

**Driving Directions:**

West on highway 2, then North on County 9, Left at Jackpine road, 4 unit mobile home park



Listed By:  
Coldwell Banker Crown Realtors

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