



**🌴 NEW LOWER PRICE! “Blueberry Mobile Home Park” for sale in the South
Foley / North Gulf Shores area! 🌴**

55+ Senior Community located at 7600 Helton Dr, Foley, AL 36535. The Park lies on the border of Foley and Gulf Shores, off County Road 10 and just minutes away from beaches, shopping, restaurants, the Wharf, OWA and all the amenities South Baldwin County has to offer. This is great income producer with a proven track record!

\$650,000

🏠 Property highlights:

- Stabilized cash flow, strong rental history.
- Close proximity to shopping, restaurants, entertainment venues and beaches.
- 3.26 acres consisting of 7 mobile home pads and 3 RV pads.
- Opportunity to increase revenue by raising rent rates to current market prices .
- Reliable city water and sewer infrastructure minimizes maintenance and operational hassles.

👛 Investment highlights:

- Continuously 100% occupied with immediate and consistent cash flow.
- Strong market area with a high demand for affordable housing.
- All property financial details readily available to serious buyers.
- Cap Rate of 7.44%

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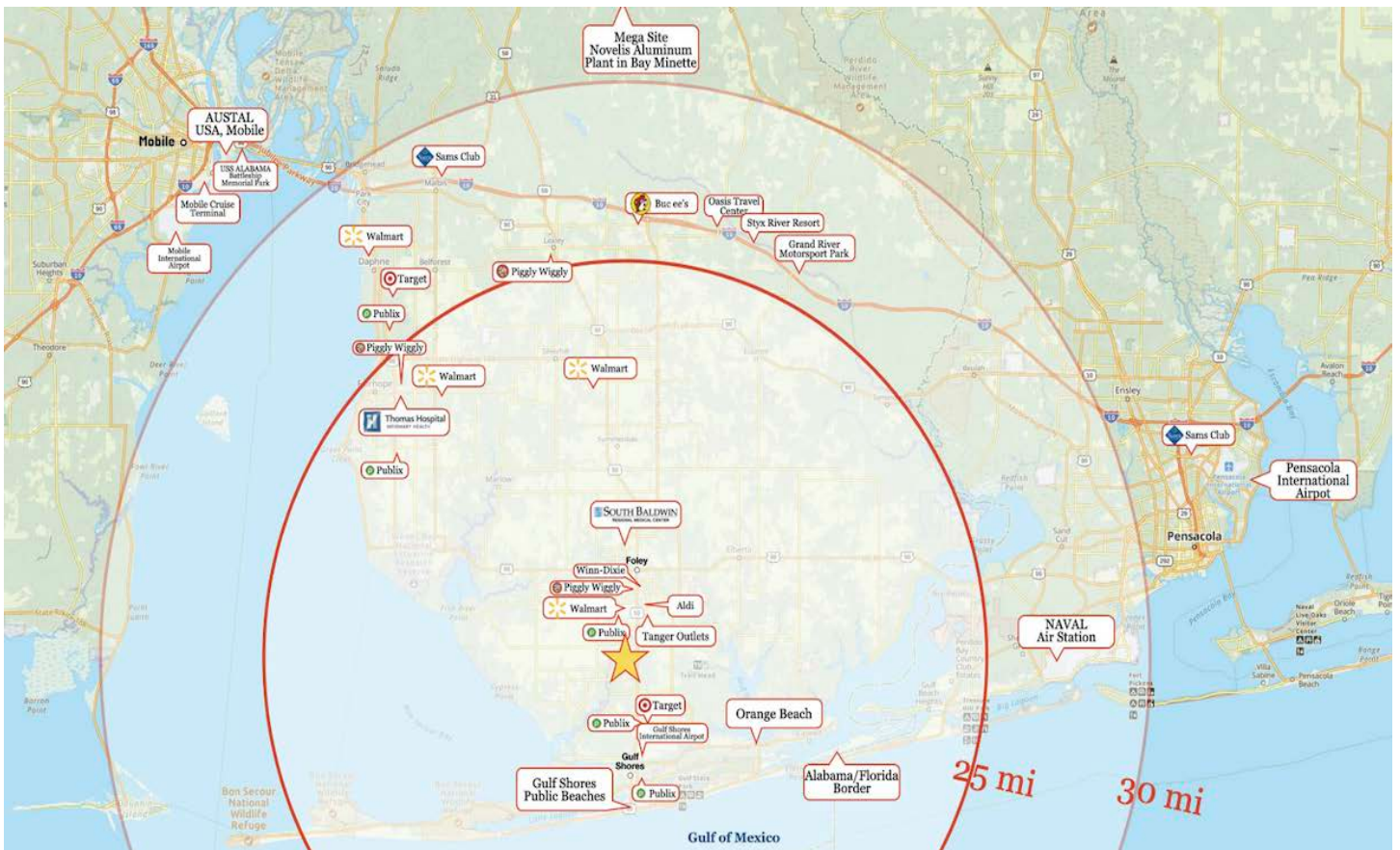


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Property Type	Mixed Use, M... (+1)	Square Footage	142,005
Units	10	Cap Rate	9.38%
NOI	\$60,965	Occupancy	90%
Tenancy	Multi	Price per SqFt	\$5
Price Per Acre	\$291,411	Broker Co-Op	Yes
Class	B	Year Built	2005
Acreage	3.260	Zoning	RSF-E
Parking Spaces	per unit	Investment Type	Stabilized

Date Listed	Feb 21, 2025	Days On Market	248 Days
Last Updated	Oct 27, 2025	Asking Price	\$650,000
Property Type	Mixed Use, Mobile Home Park, Multifamily	Investment Type	Stabilized
Class	B	Tenancy	Multi
Square Footage	142,005	Price per SqFt	\$4.58
Cap Rate	9.38%	Occupancy	90%
Occupancy Date	09/01/2025	NOI	\$60,965
Units	10	Pads	10
Year Built	2005	Zoning	RSF-E
Lot Size (acres)	3.26	Price/Acre (Land Value)	\$291,411.04/acre
Broker Co-Op	Yes	APN	05-61-04-20-0-000-039.000
Price/Pad	\$65,000	Ownership	Full