



NEW PRICE! Mobile Home and RV Park for sale near OWA, Foley, Al

#22752 Doc McDuffie Rd, Foley

Investment Opportunity - Blue Collar RV and Mobile Home Park. Well-maintained RV Park with stable income, located in Foley, Alabama - a growing Gulf Coast area. This property offers a chance to capitalize on the region's increasing popularity.

Blue Collar RV and Mobile Home Park offers a mix of mobile homes, mobile home lots and RV lots available for rent. Water in park is supplied by an on-site well. Current rental rates are \$425/ month for RV lot, with utilities included in the price; \$850-\$975 for mobile home, and \$425 for mobile home lot.

\$1,190,000

Randy Dodd / Ryals Realty

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Property Type	Hospitality, Land, Mixed Use, Mobile Home Park, Multifamily	Subtype	RV Park
Investment Type	Stabilized	Class	B
Tenancy	Multi	Number of Tenants	23
Cap Rate	6.93%	Pro-Forma Cap Rate	10.92%
Occupancy	80%	Occupancy Date	02/18/2025
NOI	\$82,450	Pro-Forma NOI	\$130,000
Units	28	Year Built	2208
Zoning	Unzoned	Lot Size (acres)	11
Broker Co-Op	Yes	APN	05-61-01-02-0-000-001.000
Ownership	Full	Randy Dodd / Ryals Realty	