



**LOWER PRICE! “Blue Collar Mobile Home & 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.

\$990,900

Randy Dodd / Ryals Realty

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At A Glance

Blue Collar MHP

Property Type

Hospitality, Land [\(+3\)](#)

Sub Type

RV Park

Units (Keys, Pads, Beds, Pui

28

Cap Rate

8.33%

NOI

\$82,450

Occupancy

80%

Tenancy

Multi

Rent Bumps

No

Pro-Forma Cap Rate

13.13%

Pro-Forma NOI

\$130,000

Broker Co-Op

Yes

Class

B

Year Built

2208

Acreage

11.000

Zoning

Unzoned

Investment Type

Stabilized