



Large RV Park with storage facility for sale in Robertsdale!

The park boasts 97 spacious RV lots, catering to various needs, with 57 pull-through and 40 back-in options, a few equipped with 30 amp and rest with 50-amp hookups. The property also includes two mobile homes - (rented full time), an office, maintenance shed, pavilion, clubhouse with a full kitchen, bathrooms, showers, a coin-operated laundry room, and even a dedicated dog park area. There's also ample space for tent camping, making it a versatile and welcoming destination for various types of guests.

Sale also includes the adjoining property "Hilltop Storage" fully fenced, online payment system, 78 storage units and open storage space.

Located at #23420 Co Rd 64 Robertsdale Al 36567

\$4,500,000

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Hilltop RV PARK

23420 County Road 64
Robertsdale, AL, 36567

www.hilltoprvpark.com

251-229-5880



Hilltop RV Park:

This thriving RV park is a beacon of convenience, situated within a 15-25 mile radius of key attractions, including the pristine Gulf coast beaches, state parks, rivers, lakes, dining establishments, shopping centers, entertainment venues, and the Pensacola International Airport.

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Recent enhancements have been made to elevate the park's overall appeal. These include fresh interior paint, a fully renovated bathhouse, improved Wi-Fi connectivity, new A/C units, surveillance cameras for enhanced security, and more. With mostly 100% occupancy and a substantial gross income of \$409,603.11 collection over the past 12 months, the park presents an incredible income-generating opportunity. There's also the potential to increase revenue by accommodating more nightly tenants.

Hilltop Self Storage:

In addition to the RV park, the property includes Hilltop Self Storage, a well-maintained self-storage facility on 1.5 acres of land. This facility offers 11,000 square feet of enclosed space and features 78 storage units in various sizes. With a fully fenced property, the facility has great visibility, thanks to its 214 feet of frontage and easy access to Interstate I-10. It's configured for remote management and provides online access for bookings and payments through "easystoragesolutions." The office space can also be utilized for on-site rental operations. The facility generated a gross income of \$32,000 over the last 12 months, adding to the overall income potential of this property.

Don't miss this incredible opportunity to invest in a thriving property strategically located in Baldwin County, Alabama, offering a blend of convenience, income potential, and a strong track record as one of the area's most enduring RV parks.

Investment Highlights

- **PRIME LOCATION.** Located in Baldwin County, Alabama, on Exit 53 Interstate - 10.
- **PROXIMITY TO ATTRACTIONS.** 30 miles radius includes two big city centers - Mobile (Alabama) and Pensacola (Florida), Gulf Coast Beaches, state parks, tourist entertainments.
- **STEADY DEMAND.** RV park is 100% occupied.
- **RENT STRUCTURE.** Various pricing options for nightly, weekly, and monthly stays.
- **MANAGEMENT ON SITE.**
- **97 RV SITES, 2 MOBILE HOMES, 78 STORAGE UNITS + Open space**
- **INCOME POTENTIAL.** Excellent opportunity to increase income by accommodating more nightly tenants. Additional income potential with open space for RVs, boats, trailers, and vehicles.

Details

Property Type	Hospitality, Mixed Use, Mobile Home Park, Multifamily, Self Storage	Subtype	RV Park
Investment Type	Stabilized	Investment Sub Type	Cash Flow
Class	B	Tenancy	Multi
Square Footage	12,000	Net Rentable (sq ft)	12,000
Price/Sq Ft	\$283.33	Occupancy	98%
Units	99	Keys	5
Pads	97	Year Built	1990
Year Renovated	2023	Buildings	5
Stories	1	Zoning	B4/B3
Lot Size (acres)	10.5	Parking (per unit)	200
Broker Co-Op	Yes	APN	41-01-12-0-000-012.010 / 41-01-12-0-000-012.037
Ownership	Full	Ceiling Height	10ft
Sale Condition	For sale by owner		