



🌴 **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.
- Increase revenue by raising rent rates to current market prices .
- The reliable city water and sewer infrastructure minimizes maintenance and operation 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 5.37%

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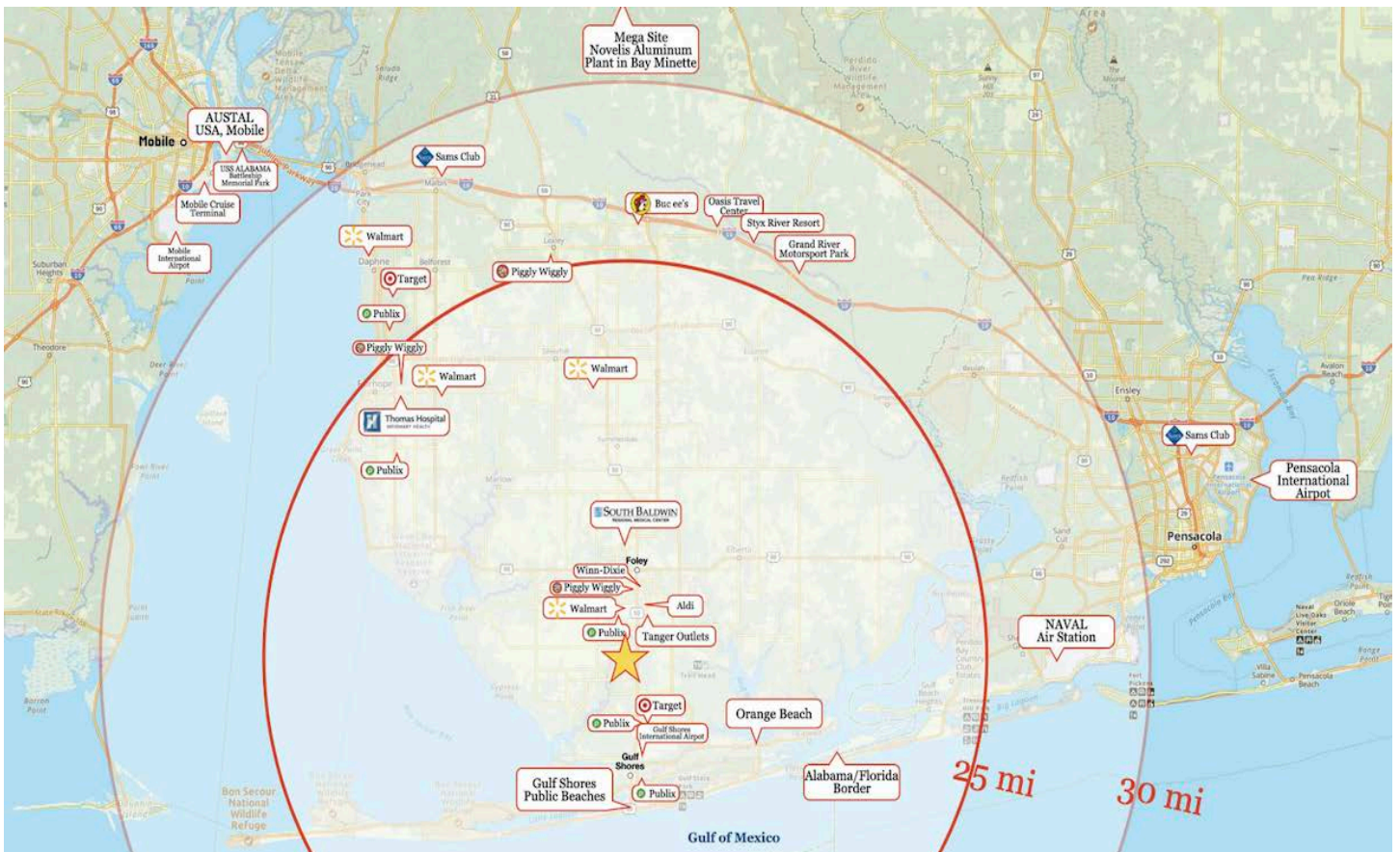


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At A Glance

Blueberry MHP

Property Type	Square Footage	Units (Keys, Pads, Beds, Pumps)
Multifamily, Mixed Use (+1)	142,005	10
Cap Rate	NOI	Occupancy
7.44%	\$48,362	100%
Rent Bumps	Price per SqFt	Price Per Acre
No	\$5	\$291,411
Broker Co-Op	Class	Year Built
Yes	B	2005
Buildings	Stories	Acreage
7	1	3.260
Zoning		
RSF-E		