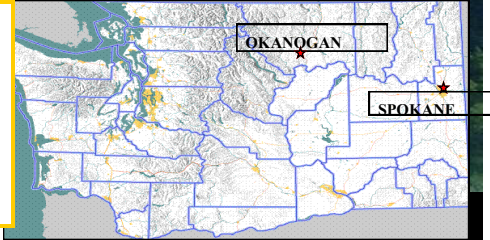


For Sale

# Mobile Home Park

Okanogan, WA

**23254 Highway 20  
Okanogan, WA**



## Sam Morse

Cell: 509-370-9166

smorse@cantucommercial.com

### PROFITABLE MOBILE HOME PARK FOR SALE ~11.92 CAP with a lot of Upside and Development

*Possible Owner Financing*

- Approx. 10.34 Acres Total
- 3.34 Acres of Mobile Park
- 7 Acres of Land that can be Developed
- Zoned Multi-Family

#### 23 Total Units, to Include:

3 Residential Homes  
 20 Mobile Home Units  
 15 out of 20 Mobile Homes are Owned and Completely Remodeled  
 Possibly Own the other 5 units in three to five years  
 Plus, 3 Shops, and a couple of out buildings

- 1,500' of Okanogan River Frontage
- 1/2 of a Mile from Downtown Okanogan, on HWY 20
- 5 miles from Omak
- Park is serviced by your own well with city water backup and serviced by City Sewer
- New Casino coming in Okanagon soon!

# Sale Price: \$825,000.00



1410 N. Mullan Rd. Suite 110  
Spokane Valley, WA 99206

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Fax: 509-777-1112

www.cantucommercial.com

# Mobile Home Park for Sale



- **Approx. 10.5 Acres Total**
- **3.5 Acres of Mobile Park**
- **7 Acres of Land that can be Developed with water, sewer & electricity at property line**
- **Zoned Multi-Family**
- **As of February 1, 2011-There are 590 House Vouchers Available, with no houses available**
- **Owned Units have been completely remodeled**
- **Long-Term tenants**

## PARCEL NUMBERS:

6200020015  
6200010001  
3326170120

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**For Sale**

# Mobile Home Park

**Okanogan, WA**



- 3 Bedroom Home
- \$800/mo Rent
- Long Term Tenants

- 40' x 60' Shop
- Hay Barn



- 7 Acres of Land that can be Developed



- Two 2 Bay Shops on Property

- 4 Bedroom Home
- \$800/mo Rent
- All Owned Units have been newly remodeled.



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• On Site Main-