



SELBY REALTY

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Sago Palms Mobile Home Park FOR SALE



Sago Palms is 27 lot mobile home park in Volusia County just north of Deland, Florida encompassing 7.76 acres of land with 749' of frontage on busy US Hwy 17. The mobile home park, which occupies 4.26 acres, has six lots occupied with park-owned homes. The other 21 lots are ready for mobile homes. There is room to expand the community on the on 3.50 acres currently occupied by the triplex. This investment opportunity has tremendous upside potential.

Price \$690,000



FOR MORE INFORMATION CALL:

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Property Details

Address	2395 N. Woodland Blvd. Deland, FL 32724 – Mobile Home Park. 2401 N. Woodland Blvd. Deland, FL 32724 – Triplex.
Zoning	MH-1, Volusia County
Land Area	7.76 Acres
Frontage	749' on US Highway 17
Car Count	13,500 vehicles/day
Access	Full Service Median Cut on US Hwy 17
Utilities	Water – City of Deland Sewer – City of Deland Underground Electric Service Street Lights Storm Sewers Paved Roads Fire Hydrants
Current Use	Mobile Home Park – 4.26 Acres Triplex – 3.50 Acres
Mobile Home Park	27 Lots Measuring 5,000sf or More. 6 Lots are Occupied. The Remaining 21 Lots are Vacant and Ready for Mobile Homes.
Park-Owned Homes	6 Park-Owned Homes with Monthly Rents Range from \$500 to \$1,025 Depending on Size of the Home.
Triplex	3 Units—Monthly Rents Range from \$550 to \$950 Depending on Size of the Unit.
Real Estate Taxes	\$11,844.99 Mobile Home Park – 2014 with November Discount. \$3,390.60 Triplex – 2014 with November Discount.
Tax Parcels	6029-00-00-0130 Mobile Home Park on 4.26 Acres 6029-00-00-0120 Triplex on 3.50 Acres
Prospectus	There is a mobile home park prospectus in place which meets the requirements of Chapter 723.011(1), Florida Statutes.
Price	\$690,000. \$23,000 Per Unit
Due Diligence	A Comprehensive Due Diligence Package containing: <ul style="list-style-type: none">* Aerial Photo* Tax Roll Print-Outs* Zoning Ordinance—MH-1, Volusia County* Construction Plans for Mobile Home Park* Prospectus for Sago Palms* Titles to the Mobile Homes* Rent Roll* Comparables—Sold* Taxation of Mobile Homes—FL Dept of Revenue* Market Study—Rental Comps Available upon completion and submission of the Non-Disclosure & Confidentiality Agreement to Selby Realty, Inc.



