

FOR SALE

227 BIG HILL ROAD
SEELEY'S BAY, KOH 2N0

RESIDENTIAL MOBILE HOME PARK

LAND AREA: APPROX 120 ACRES

BUILDING AREA (SQ.FT.): LAND ONLY

ZONING: RMP & PORTION FP

LEASE TYPE: SUBJECT TO LEASE RIGHTS



40 UNIT MOBILE HOME PARK

LISTED AT
\$1,600,000

This mobile home park is located minutes to Seeley's Bay, features 40 home sites with approximately 120 Acres. Potential room for expansion of an additional 36 units, and the site area is zoned beyond existing park for mobile home park with additional portion flood plain (subject to approvals). Seller records indicated over \$134,000.00 in gross income in 2019. Exceptional opportunity to take over existing, zoned mobile home park where tenants are invested in their residential units, all while paying you rent for the land lease. This is one of many of our multi-park listing portfolios for sale, Contact one of our listing agents today for further information.



PATRICK HULLEY Broker of Record
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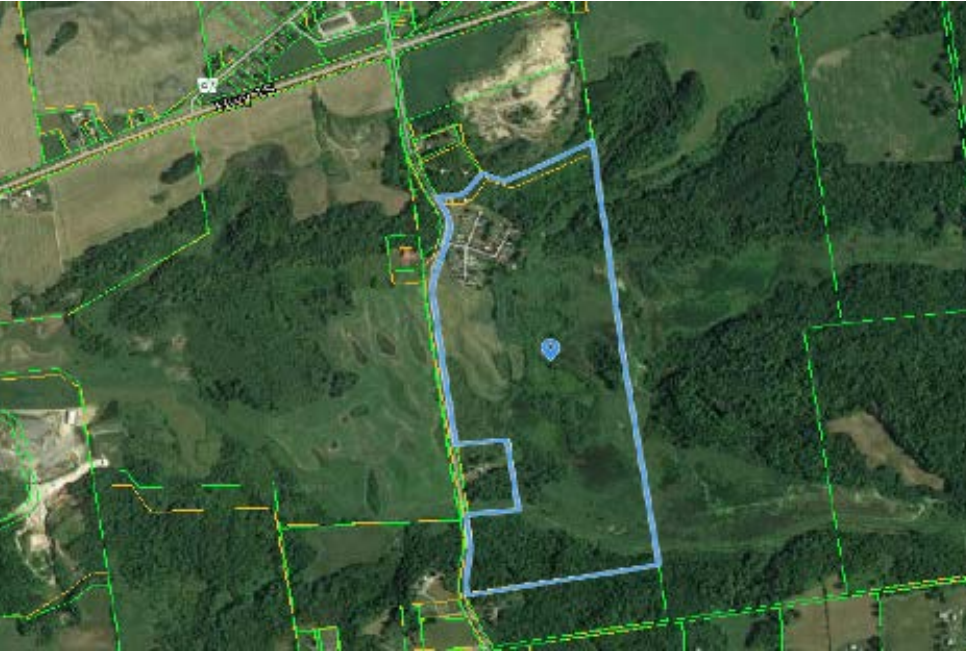
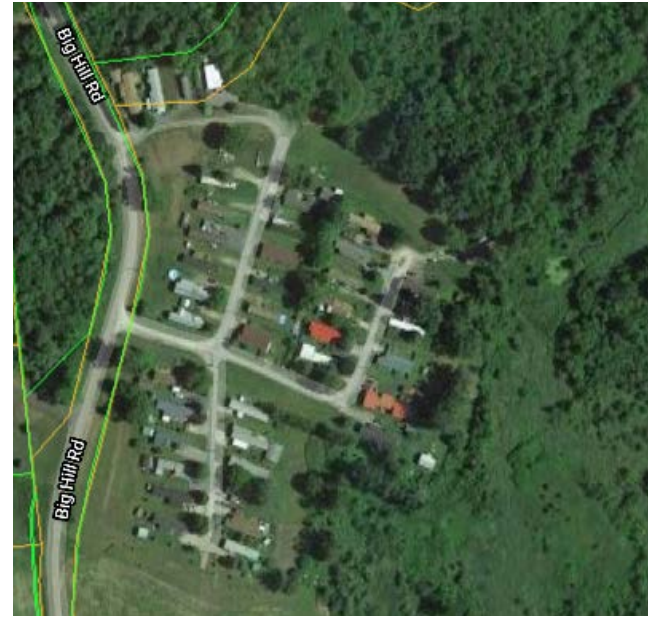
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FOR SALE | 227 BIG HILL ROAD, SEELEY'S BAY ONTARIO
40 UNIT MOBILE HOME PARK ON 120 ACRES POTENTIAL EXPANSION



FEATURES

- Existing mobile home park
- 40 current tenants/potential expansion
- Tenants pay proportionate share of taxes
- Convenient location near Seeley's Bay (LCBO/Grocery)
- Just outside of the City of Kingston

ZONING/NOTES

- RMP - Residential Mobile Home Park
- 40 residential tenants/Land leases
- Tenants own mobile units
- Internal streets in place
- Service contract for water testing



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