



COMMERCIAL REALTY SOLUTIONS

**For Sale  
Manufactured  
Home Park**



## **MONTICELLO INVESTMENT PROPERTY**

**Parcel 4.11 Acres** (16 Mobile Home Lots & 1 Duplex)  
1323 River Street West, Monticello, MN 55362

Wayne Elam, Broker  
763.229.4982  
WElam@Crs-Mn.com

Joseph Elam, Broker  
320.282.8410  
JElam@Crs-Mn.com



## PROPERTY LOCATION

- \* North Side of River Street West
- \* Mississippi River Views with 230' of River Frontage
- \* Businesses in the Area:  
Montissippi Regional Park, Monticello Country Club,  
Beef O'Brady's, Walgreens, Rustech Brewing

### TRAFFIC COUNTS - 2023

- \* Broadway St W - 5,701 VPD
- \* River Street - NA VPD



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# INVESTMENT OFFERING

Offering Price

\$1,050,000.00

Parcel	4.11 Acres
Available	16 Mobile Home Lots & 1 Duplex
County	Wright
PID	155.500.034.200
Taxes	2024 \$8,282.00
Zoned	MH Manufactured Home Park
Financials	2019 NOI \$72,555.89 2020 NOI \$83,982.79 2021 NOI \$63,838.97 2022 NOI (Jan-Nov) \$79,587.03 4 Yr Avg: \$74,991.17 * Lot rents recently increased by \$30/month. Estimated to increase NOI by \$5,760/yr.



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# SITE PHOTOS



**\*16 Manufactured Home Sites**

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# EXTERIOR



## **MOBILE MARKET INFORMATION**

There are (2) other mobile home parks in Monticello. One is directly west of the subject (River Terrace Park) and the other (The Meadows) is approximately 2.5 miles south of the subject. The subject is full. There is more demand for rentals of homes and pads than there is just pad sites, but overall, this is a good market.

### **Manufactured Home Sites:**

Per the Monticello Development Standards have a 20 ft setback from the street, a minimum of 15 ft between structures, and each home has a minimum of 2,500/sf of dedicated lands.

### **This home transfers with Property**

A Ranch Style Duplex Rental with walk-out. The Duplex rental contains 2,700/sf of living area including 5 bedrooms, 2 bathrooms, built in 1930.