

# RV/Mobile Home Park w/40 pad sites, rental home, tavern & additional acreage

State Route 534, Albrightsville, PA 18229



## OFFERING SUMMARY

Sale Price:	\$525,000
Number Of Units:	40
Lot Size:	10.77 Acres
Year Built:	1965
Building Size:	0 SF
Zoning:	Commercial
Market:	Carbon County
Submarket:	Kidder Township
Price / SF:	\$1.12

## PROPERTY OVERVIEW

Investment opportunity - 40 pad RV/Mobile home park, a 2,500sf rented tavern with R liquor license and an available owner's residence (Ranch,3BR/2BA, 1,012 SF). Individually metered pad sites are both year round and seasonal rentals. Currently operating at 70+% occupancy. Additional 1.15 AC residual land along Route 534 for future development. Also includes parcels 34-21-A2.20 & 34-21-A2.23. Zoned R2-KidderTownship. On-site utilities.

## LOCATION OVERVIEW

Located in Kidder Township on Route 535 close to Route 940 & Route 903 and area resorts

## PROPERTY HIGHLIGHTS

- 11 +/- AC site
- ADT -25,000
- Zoned R2/Commercial use
- On site utilities
- Yearly & seasonal rate
- Jim Thorpe School District
- 40 pads sites for RV/Mobile Homes

## Terri Mickens, CCIM

Broker/Owner  
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Google

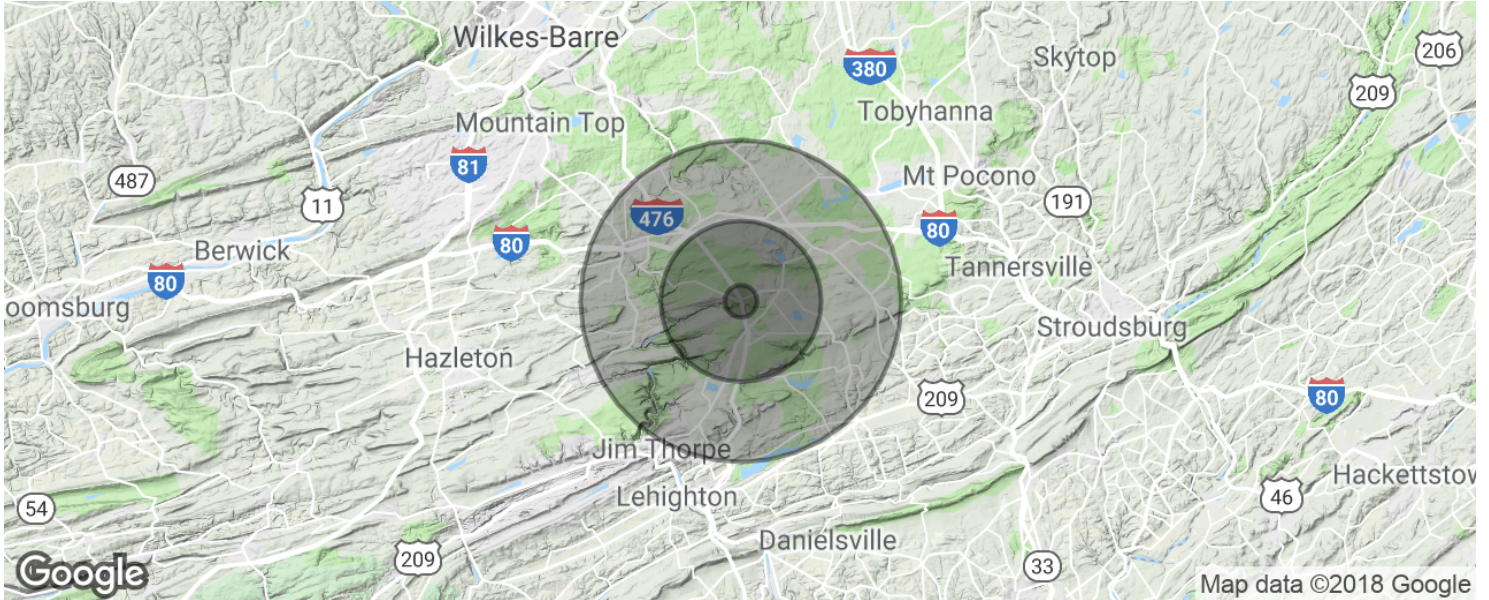
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	176	5,735	33,056
Median age	42.0	41.1	41.2
Median age (Male)	40.1	39.5	39.8
Median age (Female)	45.0	42.9	42.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	63	2,094	12,314
# of persons per HH	2.8	2.7	2.7
Average HH income	\$64,425	\$63,007	\$62,838
Average house value	\$198,680	\$186,500	\$184,915

\* Demographic data derived from 2010 US Census

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