

# OAK CREEK MOBILODGE

1156 & 1136 SR 179 SEDONA, AZ 86336

59 SPACE MOBILE PARK | BUSINESS OPPORTUNITY

**\$3,850,000.**

GRANDFATHERED USE | 4 +- ACRES

PRIME HIGHWAY & OAK CREEK FRONTAGE



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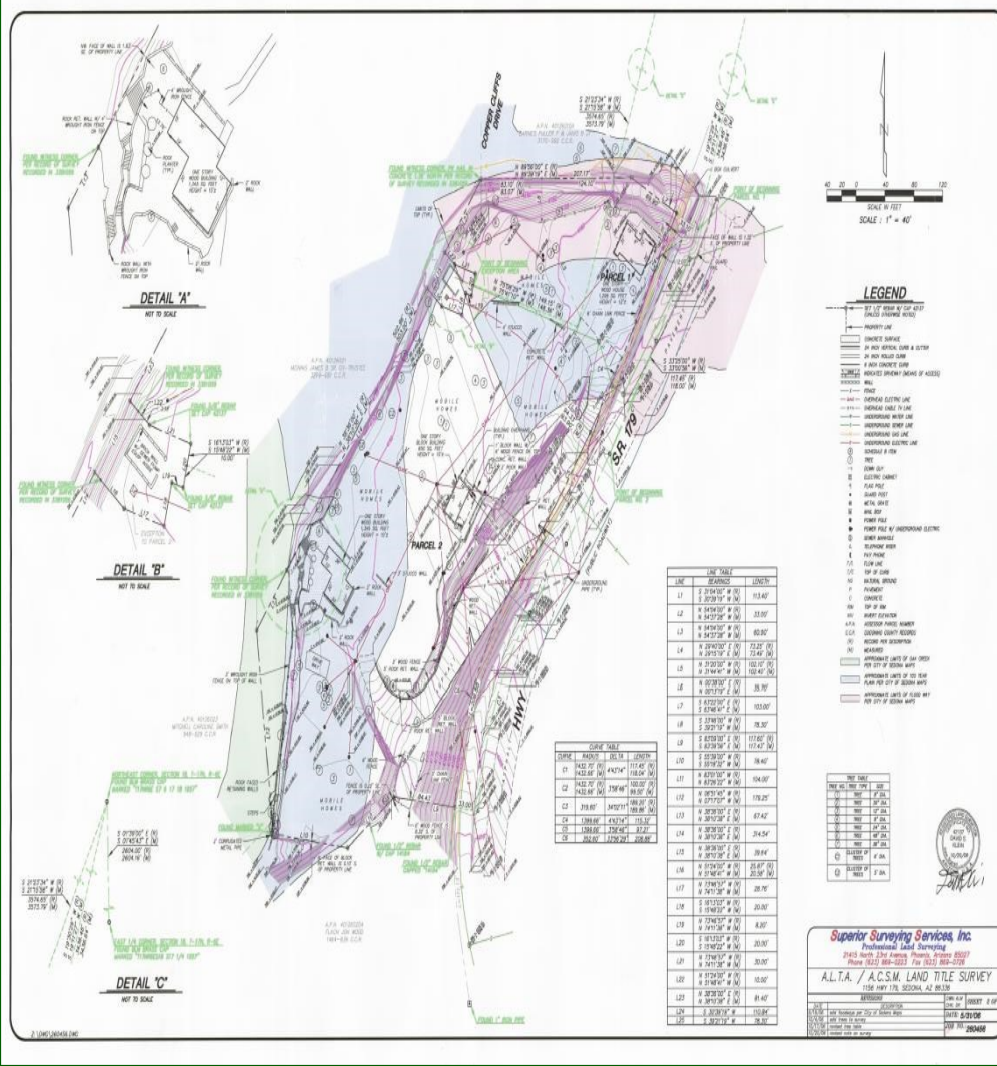
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# Oak Creek Mobilodge

1156 & 1136 SR 179, Sedona, AZ 86336



Name	Oak Creek Mobilodge
Parcels   Coconino County	401-26-019D, 401-26-011A
Zoning   Grandfathered	RIL-18   Mobile Home Park
Year Established	1954
Land Acres	4+-
Number of Buildings	3
Number Spaces	59
Oak Creek Frontage	179'
Confluence	Oak Creek & Morgan's Wash
Highway Frontage	SR 179 Sedona, AZ

**Heart of Sedona, Arizona** ~ Fronts State Route 179, Sedona, AZ, bordering beautiful Oak Creek & Morgan Wash in the midst of huge towering Sycamores, Cottonwoods and many other native trees, viewing the famous Red Rocks of Sedona in most all directions.

The Property has a grandfathered 59 space Mobile Park which will pass on to the new owner. Code provision allows replacement of the old mobile units for the new subject to setbacks, permits and FEMA Flood plain regulations. Request Package on The Falls at Oak Creek, condo development. Prime real estate with high visibility SR 179 Highway Frontage, water front property.

Present Use ~ Oak Creek Mobilodge was established in 1954 and has continuously operated as a Mobile Park. Gross Monthly Income is around \$37,000. Many of the existing Mobile and Manufactured homes are park owned and maintained by the owner. Occupancy is around 95% year round. Rents are on a monthly basis with leases for 6 months to one year.

Virtual Tour: <http://www.tourfactory.com/1152957>

Call 928-634-5546 for more information or to view. Or email [esther@yavapairealty.com](mailto:esther@yavapairealty.com)

To view Sedona | Verde Valley Real Estate go to:

[www.yavapairealty.com](http://www.yavapairealty.com)

Sales Price

\$3,850,000.

Pro Forma Cap Rate

5%

NOI | Year

\$187,270. | 2013

2014 P&L available upon request.

Request Executive Summary

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