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345 South Hamblen Street, Big Stone Gap, VA 24219

$299,900 · MLS #9995183 · www.brphomes.com/mls/9995183



9999	6.8
YEAR BUILT	ACRES

Property Facts

Property Type: Multi Family
Sub Type: Multi Family
Status: Active
Year Built: 9999
Lot Acreage: 6.8
Lot Dimensions: 6.8

City Taxes: $634.48
County Taxes: $994.98
Elementary School: Union
Middle School: Union
High School: Union

Description

Rare opportunity to own a one-of-a-kind income-producing mobile home park in the heart of Big Stone Gap! Nestled among the forest with breathtaking mountain views, this unique property offers privacy, scenery, and strong investment potential all in one. Situated on nearly 7 acres, the park currently features 14 total trailer sites, including 3 lot renters, with current monthly income of approximately $4,600 and significant upside potential for future growth.

Multiple additional areas have already been cleared and include existing utility hookups, making expansion opportunities readily available for additional units or lot rentals. Conveniently located close to shopping, schools, and local amenities while still offering a peaceful mountain setting, this property is ideal for investors looking to expand their portfolio with a rare cash-flowing asset in Southwest Virginia.

Whether you're looking to continue operating as-is or maximize the property's full potential, this is an incredible investment opportunity you don't want to miss! Two Tax Tickets (R001485 & R001993) to include a shack at the entrance of the park

Features & Amenities

INTERIOR

Heat Pump

EXTERIOR

Level Lot • Metal Roof • Metal Siding Exterior • Part Wooded Lot • Single Wide • Sloped Lot • Vinyl Siding Exterior

OTHER

Average Condition • Public Sewer • Public Water

Listing courtesy of Park Hill Realty Group, LLC

SCAN TO VIEW ONLINE
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