

2634 Island Road, Bristol, VA 24202

\$425,000 · MLS #9998436 · www.brphomes.com/mls/9998436



1,218
SQ FT

1960
YEAR BUILT

1.65
ACRES

Property Facts

Property Type: Commercial Lease

Status: Active

Year Built: 1960

Lot Acreage: 1.65

City Taxes: \$1,948.35

County Taxes: \$0

Description

- RESIDENTAIL LIVING & INCOME PRODUCING

Located on approx. +/- 1.65 acers and just minutes from Virginia High School, Bristol Regional Hospital, King University, Hard Rock Casino, Downtown Bristol and other local shops and restaurants.

This mobile home park is grandfathered in with the city of Bristol and offers a total of 15 lots and a 3bdr/ 1 bath residence.

Overhead:

- 2025 City Taxes only: \$1948

- Insurance: \$4500

- Utilities: Seller pays Water, but renters pay back through rent (Each site has its own water cutoff)

- 15 total mobile home lots

- 15 individual electric meters and the whole property is on sewer

- 1 Water meter

Of the 15 lots:

- 8 have mobile homes.

- (6 seller owned and rented at \$750 per month / 2 is individually owned and just pay \$350 lot rent)

-7 Out of the 7 lots the only 2 are 15 currently being are rented so 5 vacant
- Lot rent is \$375

Revenue
2025: \$20,000.00
2024: \$20,000.00

- 24 hr. notice required for showings

Contact your Realtor TODAY!

Aerial photo boundary lines are approximates only. Sq footage and other listing details pulled from 3rd party All information herein deemed reliable but not guaranteed. Buyer/ Buyers agent to verify all information and schedule showings thru Showing Time or call listing agent. Agents must ensure all buyers are pre-approved prior to scheduling showing. Supra box located on front porch

Features & Amenities

EXTERIOR

Cleared • Metal Roof • Shingle Roof

OTHER

Below Average Condition • Fixer Condition • Mobile/Trailer Park • Public Sewer • Public Water • Residential

Listing courtesy of Hurd Realty, LLC



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9998436