

1452 Love Station Road, Erwin, TN 37650

\$480,000 · MLS #10002704 · 2 bed / 1 bath · www.brphomes.com/mls/10002704



TVR MLS

2

BEDS

1

BATHS

1,117

SQ FT

1925

YEAR BUILT

1.61

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1925

Lot Acreage: 1.61

Above Grade Sq Ft: 1,117

Lot Dimensions: 152x297x130x269 and 117x269

City Taxes: \$0

County Taxes: \$1,134.92

Basement Sq Ft: 0

Garage Sq Ft: 256

Elementary School: Love Chapel

Middle School: Unicoi Co

High School: Unicoi Co

Description

INCOME-PRODUCING RV PARK WITH EXPANSION POTENTIAL IN ERWIN, TENNESSEE!

Discover an investment opportunity situated on 1.61 acres in beautiful Erwin, Tennessee! Offered at \$475,000, this

property features an established RV park with existing water and electrical hookups, septic infrastructure, and a 2-bedroom, 1-bathroom home.

With approximately seven campers currently occupying sites at an estimated \$600 per month each, the property generates an estimated \$4,200 in monthly gross rental income, or \$50,400 annually, before expenses.

The property offers space for additional campers, with potential for further expansion beyond 10 sites, subject to necessary approvals, utility capacity, and site requirements.

The existing home provides additional flexibility for residential use, potential rental income, or on-site management.

Whether you're looking to expand your investment portfolio or acquire an established RV park with opportunities for growth, this East Tennessee property deserves your attention!

Offered at \$480,000. Schedule your private showing today!

Buyer and buyer's agent to verify rental income, occupancy, approved site count, expansion feasibility, utilities, septic capacity, zoning, and permits.

All information is deemed reliable but not subject to buyer's verification.

Features & Amenities

INTERIOR

Carpet Flooring • Central Air • Central Heating • Dryer • Electric Dryer Hookup • Electric Range • Entrance Foyer • Granite Counters • Heat Pump • Laminate Flooring • One-Level • Plaster Walls • Primary Downstairs • Refrigerator • Remodeled • Single Pane Windows • Storm Door(s) • Storm Window(s) • Washer • Washer Hookup

EXTERIOR

Asphalt • Block Foundation • Brick Exterior • Cleared Lot • Covered Porch/Patio • Craftsman • Enclosed • Front Porch • Garage(s) • Level Lot • Mountain(s) View • Outbuilding • Rear Porch • RV/Boat Storage • Shed(s) • Shingle Roof • Wood Siding Exterior • Workshop

OTHER

Average Condition • Gas Line Easements • Public Water • Septic Tank Sewer

Listing courtesy of KW Johnson City



SCAN TO VIEW ONLINE
www.brphomes.com/mls/10002704