

SALE

2261 4TH ST W

2261 4th St W Ballantine, MT 59006

SALE PRICE

\$539,000



COLDWELL BANKER
COMMERCIAL
CBS

Mike Bruschwein

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OFFERING SUMMARY

Lot Size:	0.811 Acres
Number of Units:	8
Cap Rate:	7.78%
NOI:	\$41,951

PROPERTY OVERVIEW

Mobile Home Park for Sale in Ballantine, MT

\$539,000

8 Mobile Homes Total, 6 Park Owned

City Water and Sewer

Rent Roll:

- #1 - \$850
- #2 - Vacant
- #3 - \$400
- #4 - \$850
- #5 - \$1,025
- #6 - \$400
- #7 - \$400
- #8 - \$675

Current NOI: \$41,951

Current CAP Rate: 7.8%

Gross Potential Rent: \$71,700

Potential NOI: \$53,306

Potential CAP Rate: 10.5%

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