

FOR SALE > \$485,000.00



# Mobile Home & RV Park

524 CENTRAL AVENUE SOUTH BEND, WA 98586



## Property Highlights

- > **2.2 Acres 95,889** Square Feet
- > **38** Mobile Home and RV hook up Spaces,
- > 4 one bedroom apartment units
- > ZONING: **R1-A**, and **R2-A** - Single Family, and General Residential with Single Wide Mobile Homes
- > Value Add opportunity
- > Cap Rate: **9.28%**



- > **2016 Projected Gross Income \$106,041**
- > **2016 Projected Operating Expense \$55,096**
- > **2016 Projected Net Operating Income \$50,945**
- > **2016 Housing Units own/rent - 52.8%/28.2%**
- > **2016 Median HH Income \$35,697**
- > **2016 Population - 5093**
- > **2016 Households -2057**
- > **Located off HWY 101**

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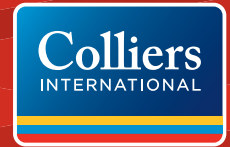
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# South Bend Mobile & RV Park

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South Bend, Washington, The gateway to Willapa Bay. One of the most pristine estuaries in the nation, Willapa Bay offers an incredible opportunity to view nature at its best. From bald eagles to hawks and egrets, from Coyotes to deer and majestic Roosevelt elk; from hemlock trees to alder, pine or fir, South Bend is your door step to adventure.

Hop into a canoe or kayak and launch from our new recreational dock, or use our wonderful boat launch at the south end of town to cruise the Willapa River. Fishing, crabbing and boating are just a launch away.

Restaurants and Hotels are closeby. Visit the Pacific County Courthouse, Library and Museum as you stroll through town, or visit one of our small shops. From May through August enjoy our Sunday Market on the Dock with live music, children's entertainment and small vendors and food.



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