

For Sale

*24 Pad Mobile Home Park Plus 7 Property Residential Rental Portfolio
Offered As A Combined Investment Package
At \$1,500,000 for all*

By

Commercial Realty Services of West Georgia

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- **Riverside Mobile Home Park**
- **1137 Alabama St.**
- **Carrollton, GA. 30117**

- **5.89 acres zoned MHP**
- **1.35 acre expansion of park possible**
- **25 pads, 23 homes, 21 park owned, 2 pad rentals**
- **City water and sanitary sewer**
- **Borders Carrollton Greenbelt and Little Tallapoosa River**
- **Greenbelt spur connects to downtown Carrollton**
- **Convenient to University of West Georgia**
- **Highest and best use may be conversion to RV Park with City approval**





Residential Rental Portfolio
Five Mobile Homes, 2 Houses





178 B Lee Williams Rd.
Carrollton, GA.



184 A Lee Williams Rd.
Carrollton, GA.



**184 B Lee Williams Rd. Log Cabin
Carrollton, Ga.**



**16 A Twin Oaks Dr.
Carrollton, Ga.
Near Farmers High**





**Single Family Home
211 James St.
Downtown Temple, GA.**