

**Monticello, Indiana - Commercial Mobile  
Home Park for sale - Great Investment  
Close to Indiana Beach - 10 Acres  
1193 Hanawalt Rd  
Monticello, IN 47960**

**\$345,000**  
**10 +/- acres**  
**White County**





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**Monticello, IN / White County**

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**SUMMARY**

**Address**

1193 Hanawalt Rd

**City, State Zip**

Monticello, IN 47960

**County**

White County

**Type**

Commercial

**Latitude / Longitude**

40.7521 / -86.7857

**Acreage**

10

**Price**

\$345,000

**Property Website**

<https://indianalandandlifestyle.com/property/monticello-indiana-commercial-mobile-home-park-for-sale-great-investment-close-to-indiana-beach-10-acres-white-indiana/12035/>



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### **Monticello, IN / White County**

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### **PROPERTY DESCRIPTION**

Monticello, Indiana - Commercial Mobile Home Park for sale - Great Investment Close to Indiana Beach - 10 Acres - 1193 Hanawalt Rd Monticello, IN - Tremendous investment opportunity in Monticello, Indiana-home of Indiana Beach. This 10 acre lot is made up of 5.6 acres commercial and the rest residential. Located at 1193 HANAWALT RD, MONTICELLO, IN, 47960 just on the western edge of town and a quarter mile from Highway 24. The current business is set up as a mobile home park and has the opportunity for so much more! The park is licensed for 33 registered by state lots. The park is set up with 13 lots in the front, 4 currently vacant, and 20 lots in the back open (24 total lots still open). All open lots have utilities ran to them. The owners currently own 3 of the homes in the park being rented. The back southwest corner can easily be made into a home lot, or set up for storage units to be rented to tenants and with rentals being hard to find in the area, this is a great opportunity. Current tenants are loyal and pay on time. There is the option of expanding the mobile home sites, or with Indiana Beach within 10 minutes, a buyer could do RV space rental, camp ground, RV/mobile home Airbnb, buy mobile homes and sell to renters on contract, and so much more. There is year round profit with the opportunity to expand on that or go the more summer specific income route. The northwest section that is zoned residential could be a great spot to put storage units and rent out to tenants. There is currently a storage shed with a riding lawn mower (going with sale), as well as a well building. Walmart and several gas stations and convenience stores are only a 1.5 mile drive.

Income: Gross \$3,450 a month

Expenses: \$570.89 a month

1. NIPSCO (electric): \$189.29/month average for 2020.
2. Trash: Service with Advanced Disposal is \$93.25/month.
3. Taxes: Total Real Estate and Personal Property tax = \$1,547.19; \$128.93/month.
4. Insurance on the park and three rental homes was \$1,913.00 for the year; \$159.42/month.

The water is from a private well and property has its own septic. Property is ran as self-contained as possible as far as utilities. Owner will need to obtain and maintain a license issued by the state health department. Sale would be for outright ownership and being sold As Is. This park has beautiful woods and country setting on several sides and yet is so close to town. Deer and turkeys can often be seen roaming the back side of the property. The options and opportunities are endless for this property. For more information on this great investment opportunity, call or text Ty Mills at 260-571-5232 or email [Email listed above]



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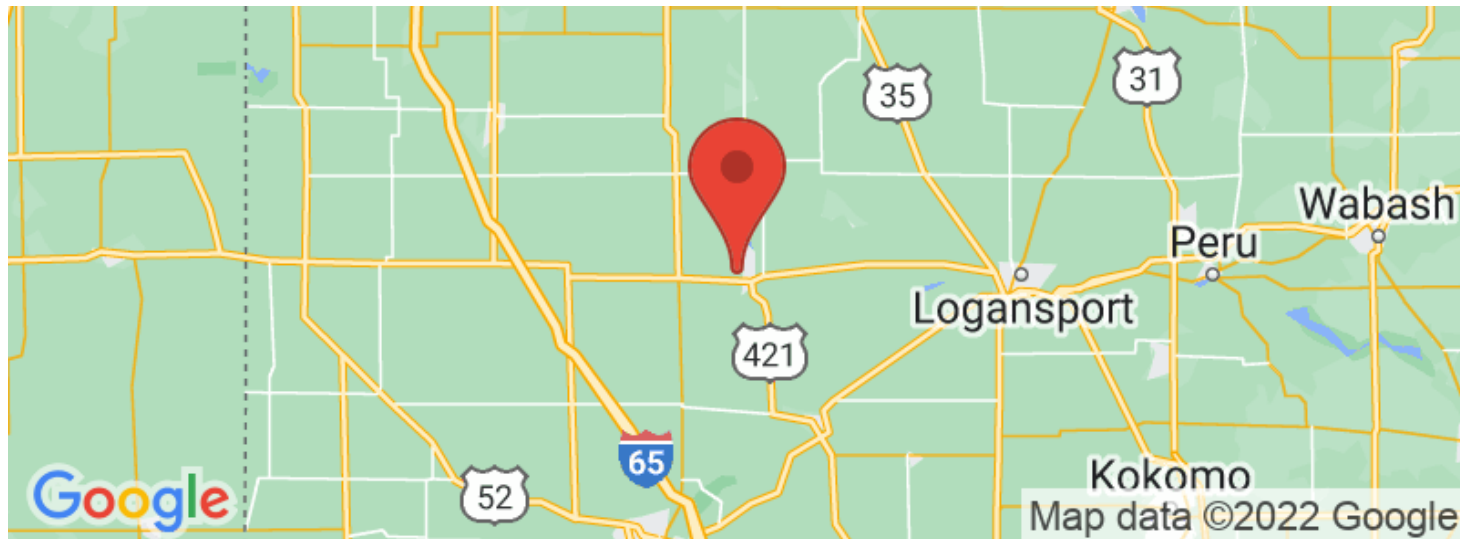
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## Locator Maps



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## Aerial Maps



Monticello, Indiana - Commercial Mobile Home Park for sale - Great Investment Close to  
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LISTING REPRESENTATIVE

For more information contact:



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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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