

14-UNIT MOBILE HOME PARK

FULLY OCCUPIED INVESTMENT OPPORTUNITY

725 EAST AVE EXT
RIVERHEAD, NY 11901

ASKING PRICE
\$1,750,000



INVESTMENT HIGHLIGHTS

- ✓ 14 Pad Mobile Home Park
100% Occupied
No owned units
- ✓ Stable In-Place Income
\$124,920 Gross Income
- ✓ Low Operating Expenses
- ✓ Municipal Water & Sewer
- ✓ Desirable Riverhead Location
Minutes to Route 58 &
Long Island Wine Country
- ✓ 1.36 Acres



RENT ROLL

UNIT #	MONTHLY RENT
1	\$765
2	\$740
3	\$900
4	\$732
5	\$757
6	\$709
7	\$648
8	\$765
9	\$757
10	\$729
11	\$732
12	\$757
13	\$732
14	\$687
TOTAL GROSS RENT	\$124,920

PROPERTY DETAILS	
Property Type:	Commercial
Commercial Type:	MULTIFAMILY, Manufactured Housing/Mobile Home
County:	Suffolk
Township:	Riverhead
Lot Size:	1.36 Acres
Water / Sewer:	Municipal Water / Municipal Sewer
Zoning:	Mobile Home Park
Total Tax (Approx.):	\$24,000
Tax ID:	0600-126.000-0002-043.000
FEMA Flood Map:	fema.gov/portal
Available:	3/28/2026

INCOME OVERVIEW	
Gross Income	\$124,920
Operating Expenses	\$41,430
Net Operating Income	\$83,490
COMMERCIAL INFO	
Business Name:	lakeside Trailer Court Inc
Uses:	Mobile Home Park

EXPENSES (PAID BY LANDLORD)	
Real Estate Taxes	\$24,000
Insurance	\$7,500
Water & Sewer	\$3,600
Trash Removal	\$2,400
Ground Maintenance	\$1,200
Road Maintenance	\$1,200
Snow Removal	\$600
Misc / Other	\$930
TOTAL EXPENSES	\$41,430

PRESENTED BY:
PHELPS
& ASSOCIATES, INC.

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