



11.65%CAP**OWNER FINANCING w/1M DOWN**

2068 US-76, Hiawassee, GA 30546



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\$1,735,000

Positioned in the heart of Hiawasse's highly desirable resort corridor near Lake Chatuge, this income-producing mixed-use investment opportunity offers a unique blend of RV park, residential, and commercial tenancy on 2.34± acres with full city utilities. The property includes a total of 36 income-generating units, comprised of 30 RV sites, 4 cottages (including one duplex-style cottage with two units), and a barber shop, delivering diversified revenue streams and strong occupancy stability. Currently operating with a solid tenant base, the property features 23 long-term, year-round residents alongside 7 seasonal RV lots, with additional income derived from flexible short-term rentals. Tenants pay on a variety of schedules—including weekly, bi-weekly, and monthly arrangements—supporting consistent cash flow and operational flexibility. The owner currently covers water and electricity, simplifying tenant billing and enhancing occupancy retention. Served by city sewer and water, this property eliminates the typical infrastructure concerns associated with rural or RV park investments. Its in-town location provides immediate access to shopping, dining, and local amenities, while also benefiting from proximity to the recreational draw of Lake Chatuge, making it attractive for both long-term residents and transient guests. SEE THE ATTACHED RENT ROLL AND FINANCIAL DETAIL: 36 units. 30 RV lots, 4 cottages (one cottage has 2 units), 1 barber shop. On sewer and city water. 23 long term year round tenants, 7 Seasonal RV lots. Owner pays water and electric. Sits in town close to shopping and restaurants on acres in the resort area next to Lake Chatuge. Some Tenants pay Monthly, Bi-Weekly and Weekly. SEE THE ATTACHED RENT ROLL AND FINANCIAL DETAIL....

- 36 Total Units: 30 RV lots, 4 cottages (including one duplex unit), and 1 commercial barber shop
- Stable Tenant Base: 23 long-term tenants with additional short-term occupancy potential
- City Utilities in Place: Connected to sewer and city water for ease of management
- Prime In-Town Location: Walking distance to shopping, dining, and local amenities

Price: \$1,735,000

No. Units: 36

Property Type: Multifamily

Property Subtype:

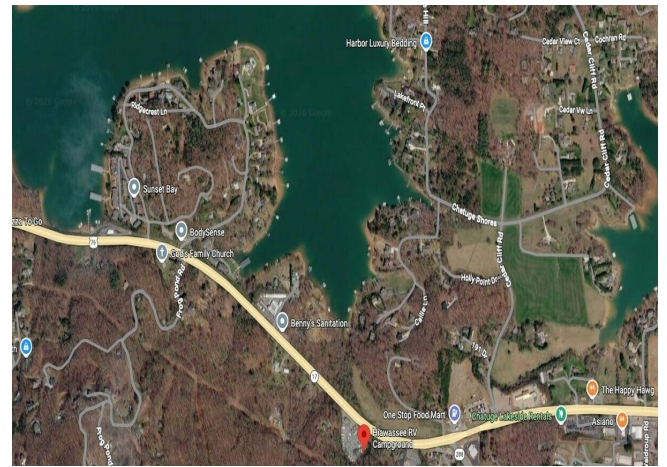
Manufactured Housing/Mobile Home

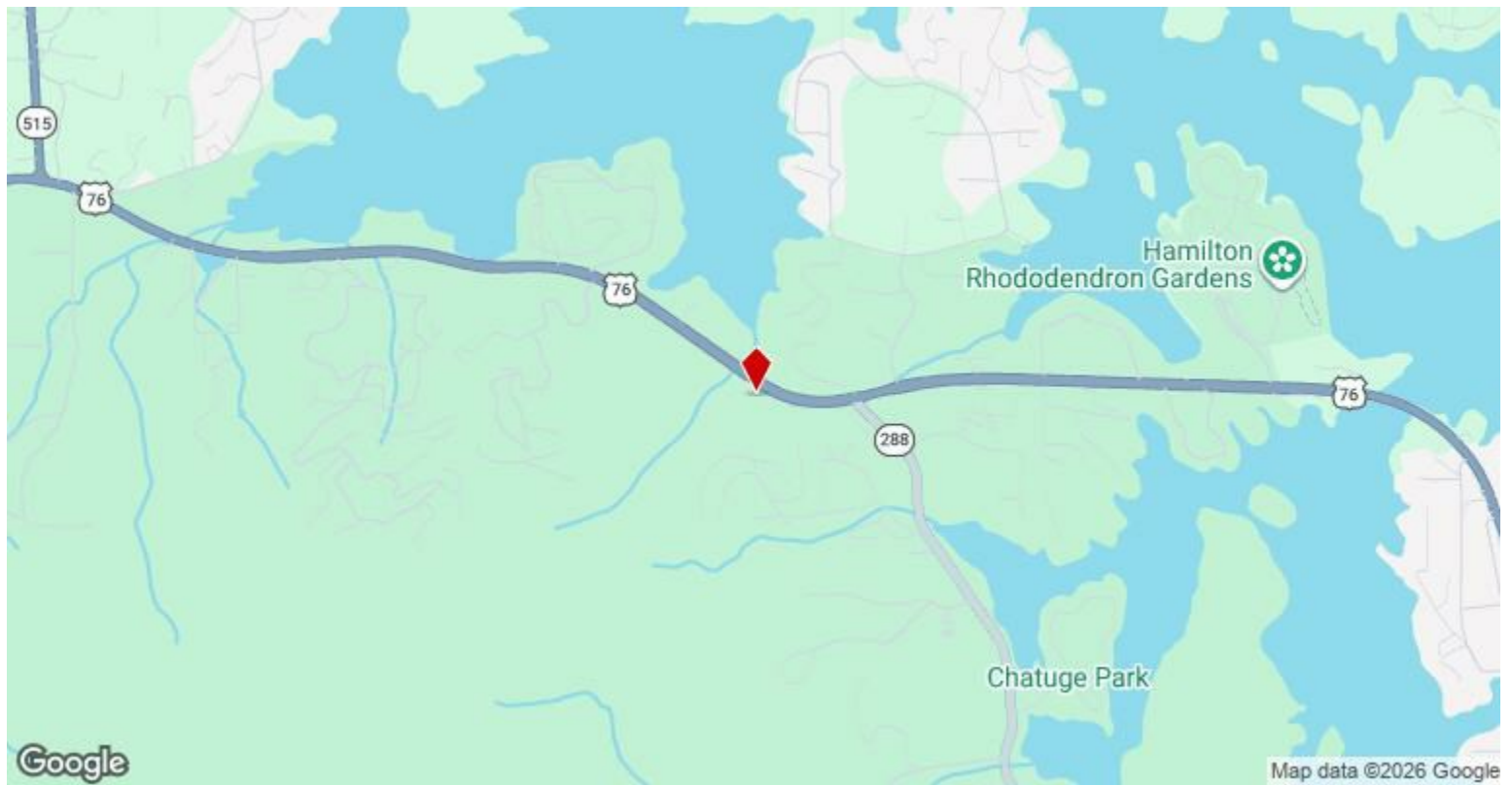
Apartment Style: Garden

Building Class: C

Sale Type: Investment

Cap Rate:	11.65%
Lot Size:	2.34 AC
Gross Building Area:	79,856 SF
Sale Conditions:	Bulk/Portfolio Sale
No. Stories:	1
Year Built:	2010
Parking Ratio:	2.03/1,000 SF
Zoning Description:	C-3 Commercial





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Property Photos



Second Entrance



Community Fire pit

Property Photos



Property Photos



Community Space



Community Area

Property Photos



Dinning



Road Frontage

Property Photos



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