

CAMELOT ESTATES & CIRCLE INN MANUFACTURED HOUSING COMMUNITY

330 W CHUBBUCK RD & 210-211 CIRCLE INN DR | POCA TELLO, ID 83202

CALL FOR OFFERS

Offers Reviewed: July 9th

Tours Available: June 29-30th



TOK
COMMERCIAL

VALUE ADD

INVESTMENT TYPE

136

SPACES

1970's

YEAR BUILT

99%

OCCUPIED



ANDREW BOESPFLUG
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MIKE KELLER
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CAMELOT ESTATES
330 W CHUBBUCK RD
9.16 ACRES

CIRCLE INN DRIVE
210-211 CIRCLE INN DR
10.72 ACRES

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CHUBBUCK RD



OFFERING HIGHLIGHTS

- **TWO ESTABLISHED MANUFACTURED HOUSING COMMUNITIES LOCATED IN CHUBBUCK, IDAHO**
 - **99% OCCUPIED**
 - **99% TENANT OWNED HOMES**
 - **1 PARK-OWNED HOME**
- **SIGNIFICANT VALUE-ADD OPPORTUNITY**
 - **BELOW-MARKET RENT - \$495 GROSS VS. \$564/MO NET MARKET AVERAGE**
 - **UTILITIES: GROSS RENTS INCLUDE WATER, SEWER, AND TRASH**
 - **KNOWN WATER LEAK: ABNORMALLY HIGH USAGE**
- **RENT INCREASE EFFECTIVE 8.1.2026**
 - **\$100 INCREASE FROM \$395 TO \$495/MO**
 - **8 PARK FINANCED HOMES**
 - **FOR SALE AT ADDITIONAL ~\$140,000 UNPAID PRINCIPAL BALANCE**
- **CITY WATER AND SEWER**
 - **ASPHALT STREETS**

UPDATED: 6.4.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

OFFERING OVERVIEW

PROPERTY ADDRESS

330 W CHUBBUCK RD & 210-211 CIRCLE INN DR
POCATELLO, ID 83202

PROPERTY TYPE

MOBILE HOME PARK

NO. OF SPACES

136

YEAR BUILT

1970's

FLOOD ZONE

ZONE X

ZONING

C-2

NOI

8.1.2026

STABILIZED

OCCUPANCY

LAND SIZE

19.88 ACRES

STREET TYPE

ASPHALT

STREET WIDTH

38'

COMMUNITY TYPE

ALL AGE

\$481,634

\$594,074

99%

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UTILITY DETAILS

UTILITY

PROVIDER

METERED

PAYEE

ELECTRICITY

IDAHO POWER

DIRECTLY METERED

TENANT

GAS

INTERMOUNTAIN GAS

DIRECTLY METERED

TENANT

WATER

CITY OF CHUBBUCK

MASTER METER

LANDLORD

SEWER

CITY OF CHUBBUCK

MASTER METER

LANDLORD

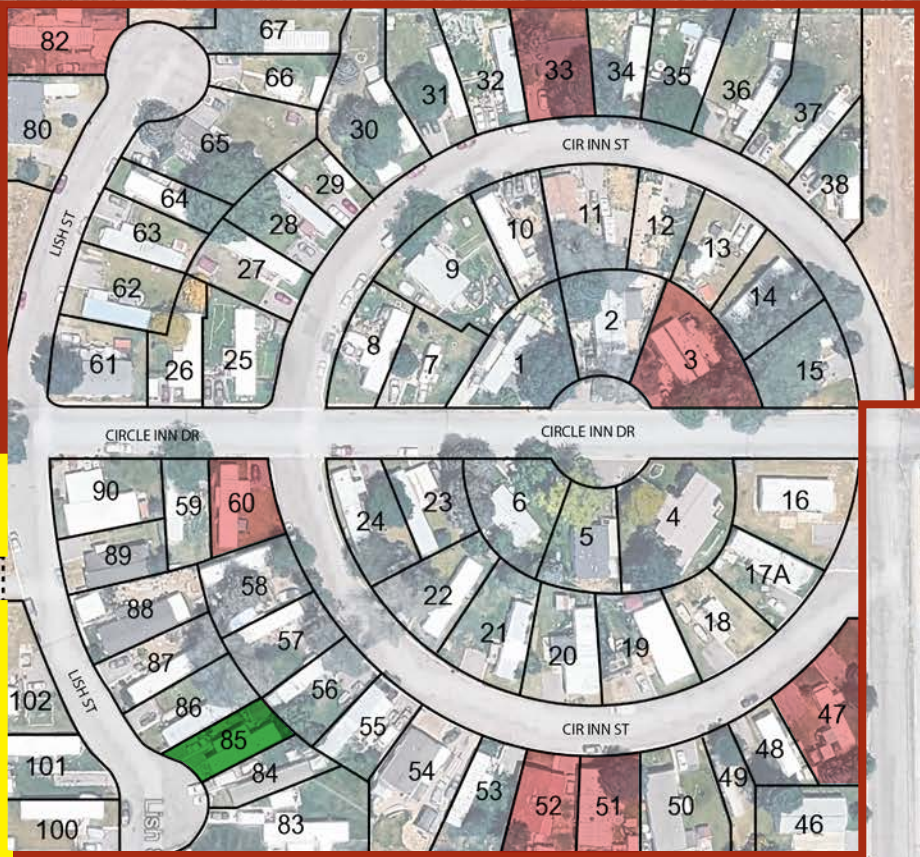
TRASH

CITY OF CHUBBUCK

NONE

LANDLORD

CAMELOT ESTATES
330 W CHUBBUCK RD
63 SPACES | 9.16 ACRES



CIRCLE INN DRIVE
210-211 CIRCLE INN DR
73 SPACES | 10.72 ACRES

136 SPACES | 19.88 ACRES | 6.84 SPACE/AC

■ PARK FINANCED HOMES
■ PARK OWNED HOME

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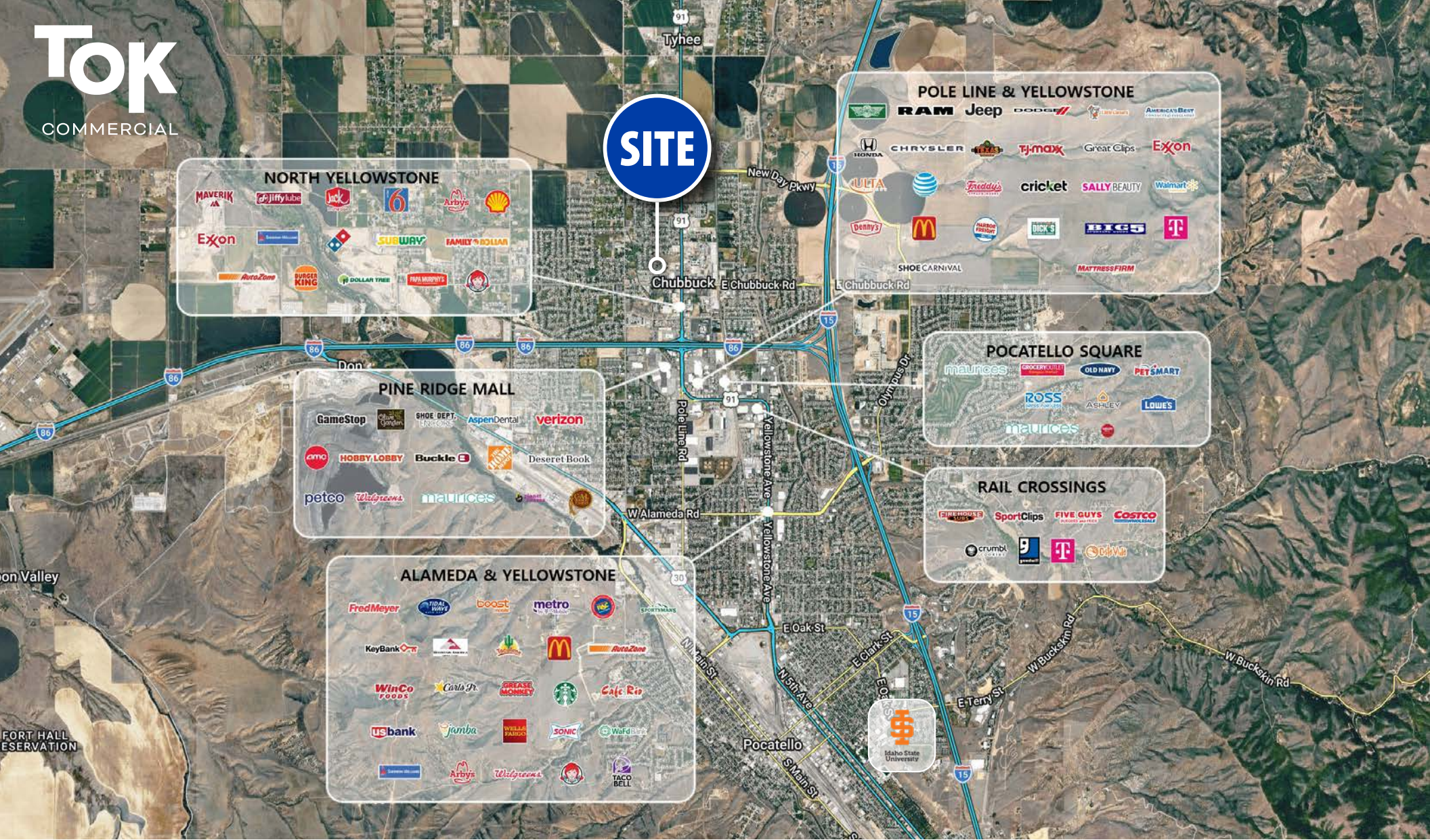


YELLOWSTONE AVE

CHUBBUCK RD

SURROUNDED BY AMENITIES

TOK
COMMERCIAL



1 MILE RADIUS



POPULATION
11,757

HOUSEHOLDS
4,409

AVG. HOUSEHOLD INC.
\$84,619

3 MILE RADIUS



POPULATION
41,941

HOUSEHOLDS
15,698

AVG. HOUSEHOLD INC.
\$90,963

5 MILE RADIUS



POPULATION
71,070

HOUSEHOLDS
27,472

AVG. HOUSEHOLD INC.
\$88,120

CURRENT FINANCIAL SUMMARY



CLICK HERE TO ACCESS 

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