

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

2659 2nd St

Hurricane, WV 25526

Exclusively Represented By:

Ben Adkins

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Megan Callaghan Bailey

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304 549 7138
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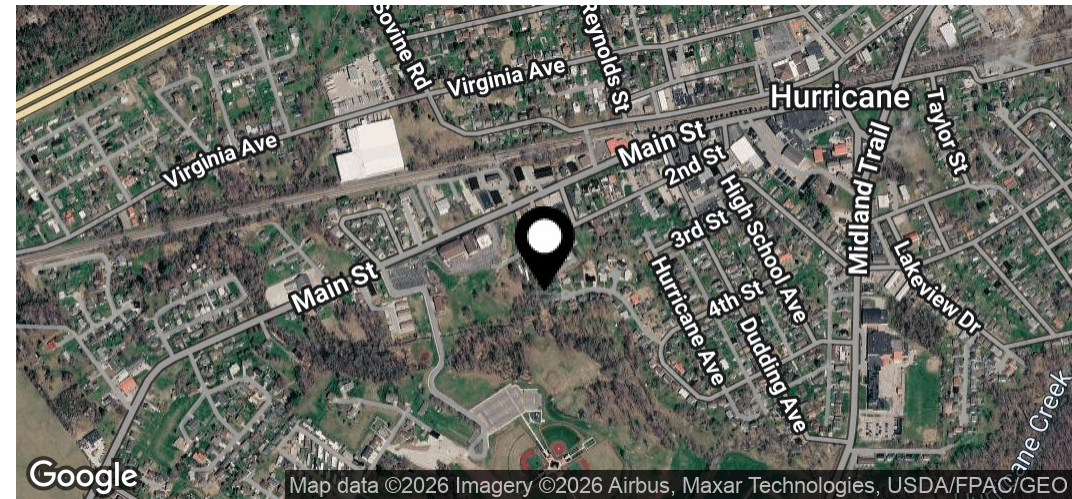
MULTIFAMILY SPACE FOR SALE

2659 2nd St

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FOR SALE

Executive Summary



Offering Summary

Price	\$1,700,000
NOI	\$193,974.00
Site Size	1.53 Acres

Property Overview

Income-producing mobile home community w/ 18 occupied homes & 1 lot renter in a highly convenient Hurricane location just minutes from Interstate 64, offering easy access to both Charleston and Huntington. This property presents a strong investment opportunity with steady rental potential and room for future growth. Situated in a desirable corridor with ongoing demand for affordable housing, the community benefits from proximity to major employment centers, shopping and amenities. Ideal for investors seeking cash flow with upside through rent optimization, or operational improvements. Rare Chance to acquire a park in a strategic location with excellent accessibility and long term potential.

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Additional Photos



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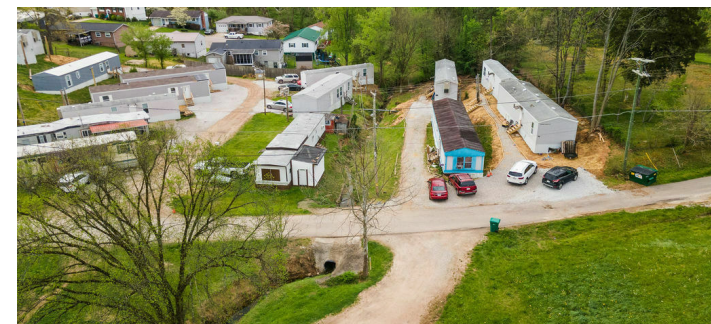
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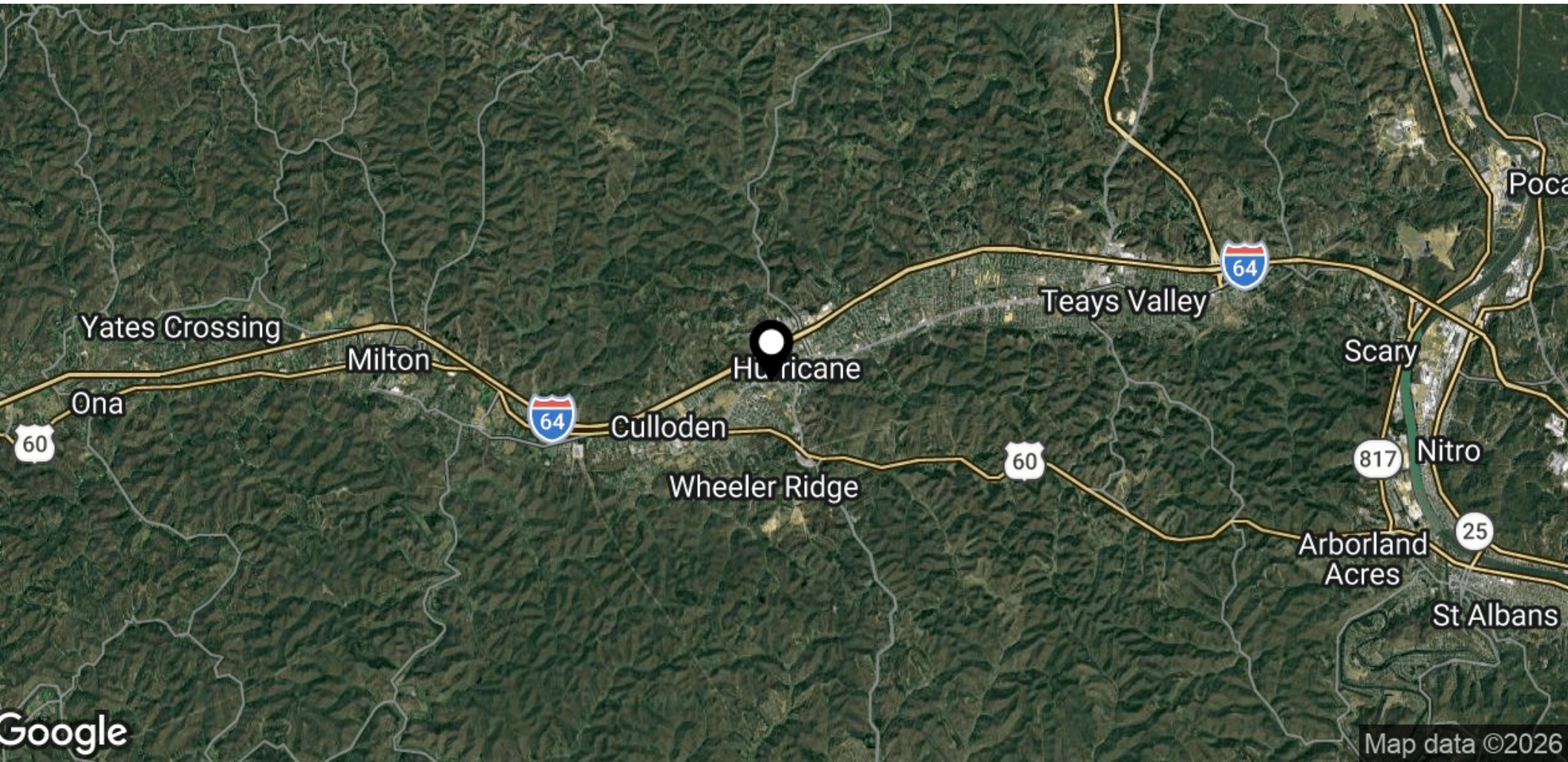
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Location Map



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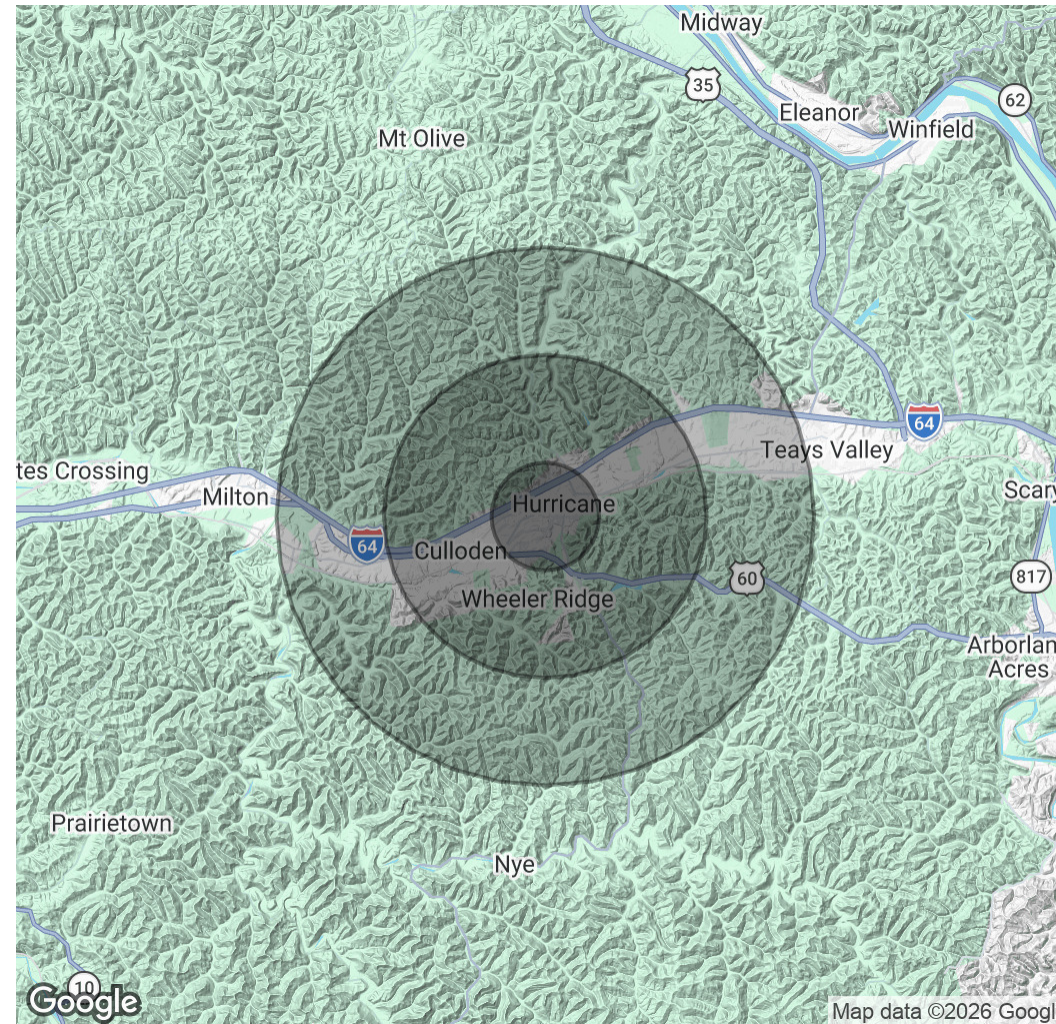
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	5,240	15,029	26,221
Average Age	43.7	41.9	42.1
Average Age (Male)	38.6	40.3	40.4
Average Age (Female)	44.4	43.2	43.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,359	6,165	10,648
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$81,385	\$98,958	\$99,742
Average House Value	\$182,911	\$218,234	\$233,416

2023 American Community Survey (ACS)



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