



Hudson Drive Trailer Park

100 Hudson Dr
Bakersfield, CA 93307

OFFERED AT \$1,100,000





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About This Property

I'm delighted to bring this 25 spaces park in Bakersfield, CA to market! The park has a permit for 25 units, 4 apartments, and 21 trailer spaces. 2 of the apartments were demolished, and 4 spaces were doubled up. The 2 demolished apartment spaces are used as trailer spaces, thus bringing 2 apartments and 21 spaces available for rent. Rents are low with growth potential.

The park is on a septic system, thus no sewer charges; tenants pay for the electricity, and the park pays for water. In 2024, the gas lines on master meters will convert to individual meters by PG&E so tenants can be billed separately for usage. Part of the process, all gas lines will be upgraded. The park pays for the gas and electricity for the laundry facility.

The laundry machines are coin-operated and maintained by the vendor. Park gets a portion of the laundry income.

The park pays for the maintenance and utilities of the common areas.

There is plenty of interest in renting the park. Current tenants refer friends and family to the park when a space becomes available. Some of the tenants have been there for over 20 years. The park is children-friendly.

1 mobile home and 1 RV are included in the sale. The rest of the mobile homes or RVs are tenant-own.

This park will be sold with 922 S. Union Ave Bakersfield, CA as a package. The parks are priced individually. 922 S. Union's Listing ID is SR23119464

Contact me directly if you have any questions or would like to learn more about the listing details.



Property Overview

Property Summary

Address	100 Hudson Drive Bakersfield, CA 93307
City, State, Zip	Bakersfield, CA 93307
County	Kern
Site Area	+/- 1.18 acres
Total Units	21 MH + 2 Apt
Park Owned Units	1 MH + 2 RV
Occupancy	78%

Offering Price: \$1,100,000

Please do not contact anyone at the property or visit the property without approval from listing brokers

Investment Highlights

- Current rents +/- \$456
- Park is sold AS IS

Utility & Billing Summary

Service	Provider/Type	Paid By
Water	Greenfield Water District	Park
Sewer	City	Park
Gas	PG&E	Park
Trash	City	Park



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Offering Process

Priced at \$1.1 Million

- Offers will be responded to as received, Seller reserves right to request offers due at later date
- Due diligence materials provided with acceptance of confidentiality agreement
- Any relevant buyer information or qualification is required

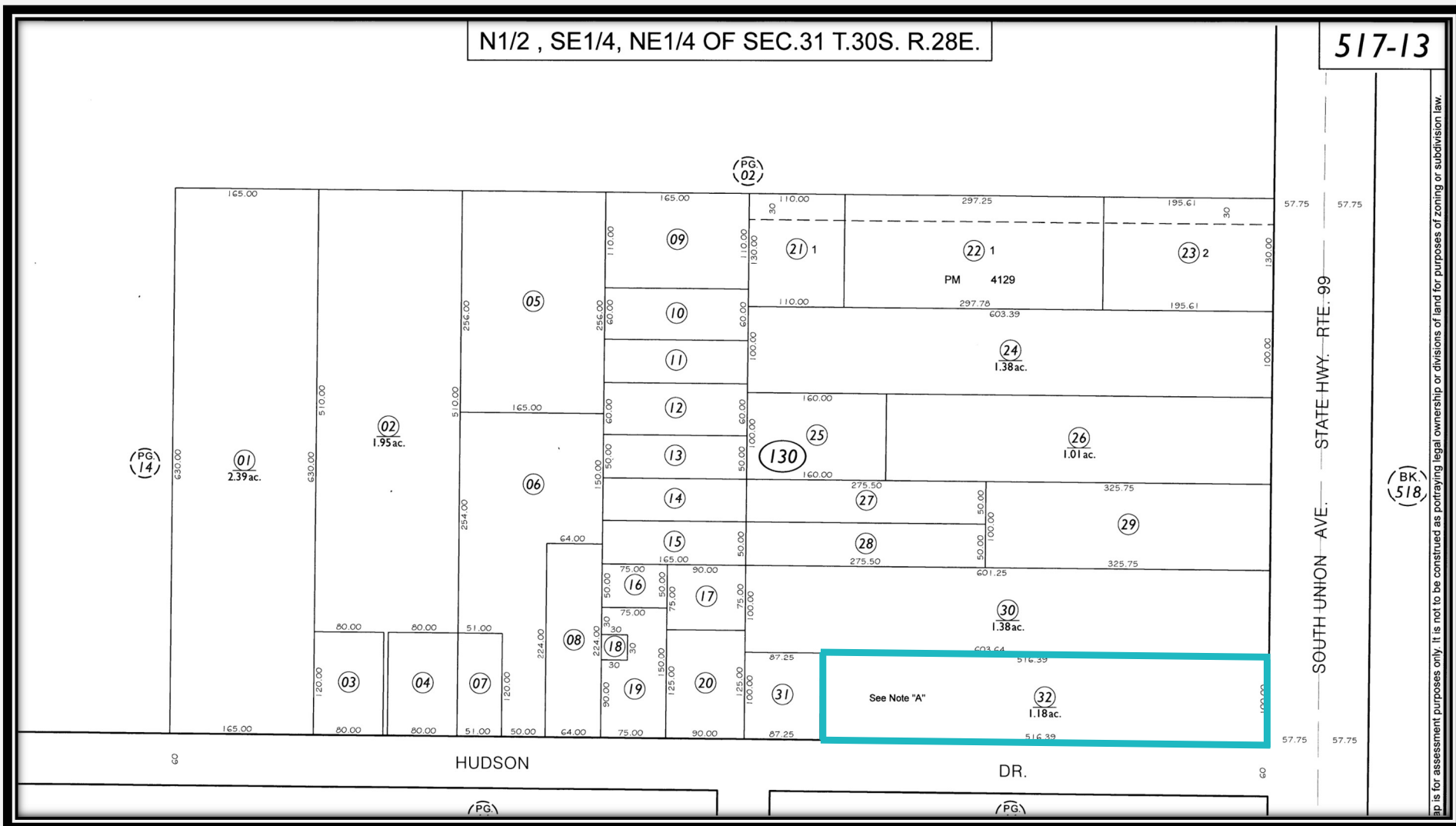




Parcel Map

N1/2, SE1/4, NE1/4 OF SEC.31 T.30S. R.28E.

517-13





Regional Area Map

