

# 1434 IDALIA CT AURORA, CO 80011



**THRIVE**<sup>™</sup>  
COMMERCIAL PARTNERS

**LIST PRICE:  
\$1,695,000**



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# 1434 IDALIA CT. IN AURORA, CO (12 LOT MOBILE HOME PARK)



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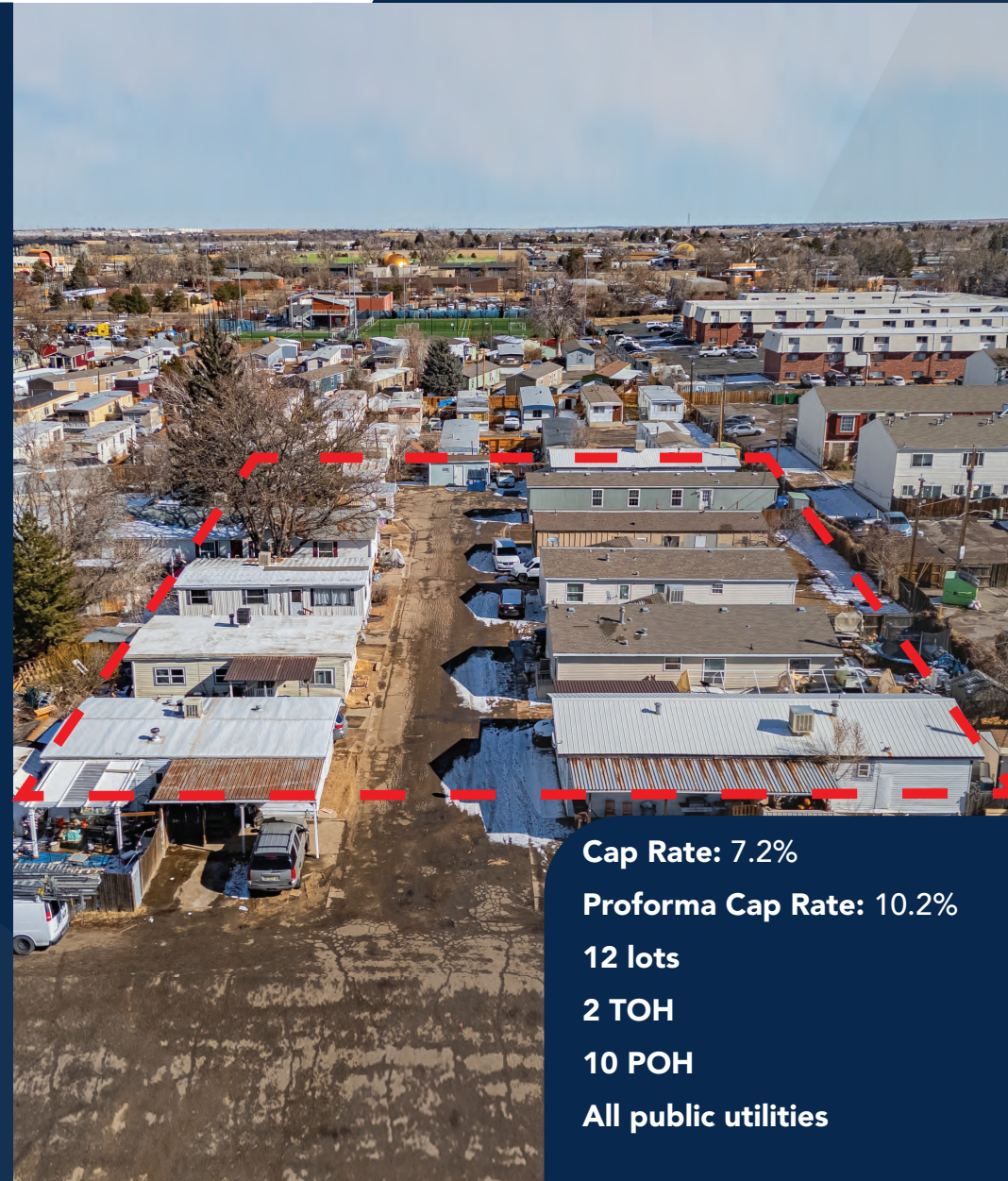
## Rare Investment Opportunity- 12 lot Mobile Home Park in Aurora, Colorado

Located in the expanding city of Aurora, Colorado, this well-maintained mobile home park offers a unique investment opportunity with 12 fully developed lots. Situated in a prime location with easy access to major highways, shopping centers, schools, and parks, this mobile home park provides a reliable income stream with long-term growth potential.

### KEY FEATURES:

- 12 Lots: Spacious, mostly double-wide, lots with a mix of tenant-owned and park-owned homes.
- Prime Location: Conveniently located near I-70, E-470, and just minutes away from local amenities including dining, shopping, and entertainment. Strong Occupancy: High occupancy, providing good cash flow.
- Public Utilities: Public water and sewer, with tenants responsible for electricity and gas and reimbursing for water/sewer.
- Income Potential: Immediate rental income with room for growth through strategic park management, potential rent increases and renovation of 2 vacant POH.

Aurora's central location within the Denver-Aurora-Lakewood metro area ensures continued demand for affordable housing in the region. With excellent access to public transportation, major employers, and the scenic beauty of Colorado, this mobile home park provides an attractive option for both tenants and investors alike.



**Cap Rate: 7.2%**

**Proforma Cap Rate: 10.2%**

**12 lots**

**2 TOH**

**10 POH**

**All public utilities**

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## CONTACT US

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