



## 201 S Clements - MH Park, Dexter, MO 63841 -- \$798,500

Listing Courtesy of: Delta Realty LLC



Built	3.75 Lot	Multi homes Building	Leased Status
-------	-------------	----------------------------	------------------

### Trammell and Son Realty

18 E. Vine Street  
Dexter, MO 63841  
573-624-5538 • Fax: 573-624-4241  
info@trammellandson.com  
http://www.trammellandson.com

**ESqFt(Above):** 1000  
**Zoning:** Multi family  
**Size:** Multi homes  
**Status:** Leased

**Utilities:** Public  
**Water:** City  
**Waste:** Sewer  
**Rural:** No  
**Baths:** 1.75

**Acres:** 3.75  
**Flood Zone:** No  
**School:** Dexter  
**County:** Stoddard  
**County Taxes:** 1206

Secure your future with a lucrative investment in affordable multi-family housing! ....An instant business is waiting for you with this 27+ unit mobile home park! Live in one & generate a stable monthly income with potential for rent increase!

Total of 27 spaces in the park with 19 park owned homes, concrete pads with hookups, & there is also undeveloped lot space.

- \* Inside city limits w/public water & sewer.
- \* Two public streets border the park on each side, w/private blacktop streets inside park.
- \* Electricity & natural gas is individually metered w/ tenants paying their own utility bills.
- \* Owners pay water, sewer & trash.
- \* Storage bldg. onsite for maintenance supplies.
- \* Dexter City park, swimming pool, & ball fields are nearby.
- \* Easy access to Hwy 25, & Hwy 60.
- \* You could possibly create more revenue streams by adding more amenities to the park.
- \* Rental demand is strong, this is a nice multi-family investment property to add to your portfolio.



Information deemed reliable but not guaranteed, all rights reserved by SemoMLS.com