



\$595,000

Oak Park Circle Crossville, TN 38572

AVAILABLE SPACE 256 SF

AREA

From I-40 and Crossville, follow Hwy 127 south and follow signs to Breckenridge RV Resort.



OFFICE

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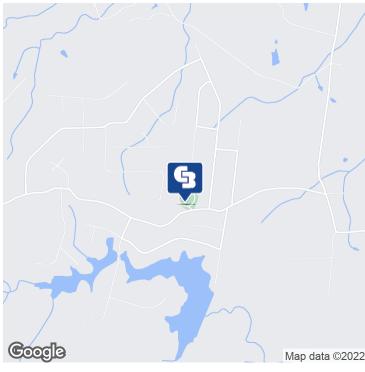


SALE

BRECKENRIDGE RV RESORT AND CAMPGROUND

Oak Park Circle, Crossville, TN 38572





OFFERING SUMMARY

Sale Price:	\$595,000
Cap Rate:	13.21%
NOI:	\$78,624
Available SF:	
Lot Size:	10.5 Acres
Year Built:	1974
Building Size:	256 SF
Zoning:	None
Price / SF:	\$2,324.22

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PROPERTY OVERVIEW

Breckenridge RV Resort in Crossville currently has 41 RV parking/camping spaces and is in the process of acquiring 3 additional spaces from individual owners. There is room to expand within the approximate 10.5-acre park. Twenty-four (24) spaces have full hook-ups with electric, water and septic and seventeen (17) have electric and water connections, no septic. Situated on the beautiful Cumberland Plateau, all sites are partially or fully shaded under oak trees. The park has a coin laundry room, recreation room, bathhouse with showers/restrooms, covered pavilion picnic area, free Wi-Fi, 30 & 50 Amp sites and onsite management office with copy & fax service. Reciprocal campground affiliations include Coast to Coast Resorts, Resorts Parks International (RPI) and Adventure Outdoor Resort (AOR). These affiliations drive business to Breckenridge. The onsite resort manager will consider working for new owner. Showings/meetings by appointment only.

Acreage and square footage per public record, not guaranteed and should be verified.





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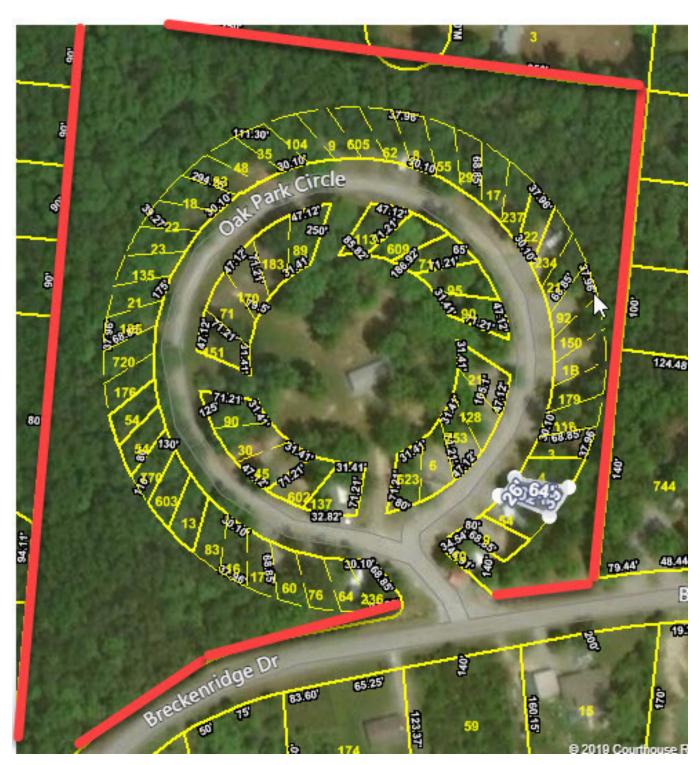








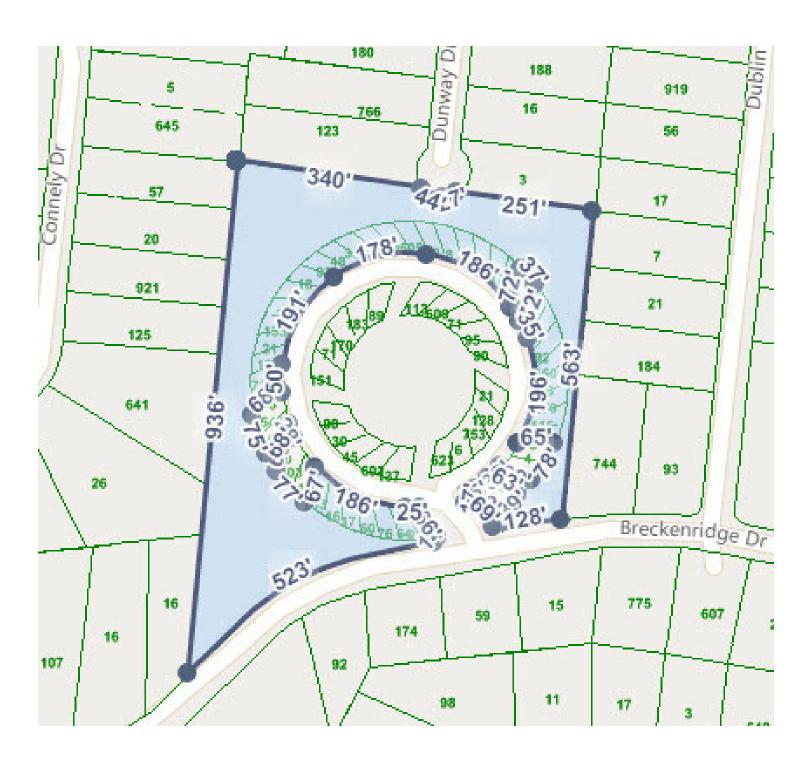
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