



**COLDWELL
BANKER
COMMERCIAL**
WALLACE

FOR SALE

BRECKENRIDGE RV RESORT AND CAMPGROUND

\$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

Chris Bruce
865.690.1111
christopherbruce1972@gmail.com

CBCWORLDWIDE.COM

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
WALLACE**

813 S Northshore Dr - Suite 202, Knoxville, TN 37919
865.690.1111



BRECKENRIDGE RV RESORT AND CAMPGROUND

Oak Park Circle, Crossville, TN 38572

SALE



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

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.

CBCWORLDWIDE.COM

Chris Bruce
865 690 1111
christopherbruce1972@gmail.com

 **COLDWELL
BANKER
COMMERCIAL**
WALLACE



SALE

BRECKENRIDGE RV RESORT AND CAMPGROUND

Oak Park Circle, Crossville, TN 38572



CBCWORLDWIDE.COM

Chris Bruce
865 690 1111
christopherbruce1972@gmail.com



**COLDWELL
BANKER
COMMERCIAL**
WALLACE



BRECKENRIDGE RV RESORT AND CAMPGROUND

Oak Park Circle, Crossville, TN 38572

SALE



CBCWORLDWIDE.COM

Chris Bruce
865 690 1111
christopherbruce1972@gmail.com

 **COLDWELL
BANKER
COMMERCIAL**
WALLACE



BRECKENRIDGE RV RESORT AND CAMPGROUND

Oak Park Circle, Crossville, TN 38572

SALE



CBCWORLDWIDE.COM

Chris Bruce
865 690 1111
christopherbruce1972@gmail.com



COLDWELL
BANKER
COMMERCIAL
WALLACE



BRECKENRIDGE RV RESORT AND CAMPGROUND

Oak Park Circle, Crossville, TN 38572

SALE



CBCWORLDWIDE.COM

Chris Bruce
865 690 1111
christopherbruce1972@gmail.com



COLDWELL
BANKER
COMMERCIAL
WALLACE



Oak Park Circle, Crossville, TN 38572

**COLDWELL
BANKER
COMMERCIAL
WALLACE**