

# Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

**Seller Carry w/30% DN 34 Spaces**  
RV Park with 34 Spaces, 2 Retail Spaces and  
4 Acres for development of 50-70 RV Spots

**1230 W Main**  
**Quartzsite, AZ**

**\$1,500,000**

**MLS # 6811060**



- Investment Summary:
- 4 Acres of Prime Land with potential for further development of up to 50 additional RV spaces
- 34 Existing RV Spaces with full hook-ups and steady income
- 2 Commercial Retail Spaces, 1 leased with \$24,000 per year in income
- Existing Annual Income: \$7,000/month from RV spaces plus \$34,000/year from the leased retail space
- Expansion Potential: Room for 40-50 additional RV spaces
- Seller Financing Available: 30% down (terms to be discussed)
- Buyer Must Perform Due Diligence

## DETAILS

**\*\*Diverse Property\*\*:**

Instant NNN Rent! RV Park, 4 Acres -RV PARK Possibility to develop

**\*\*Financing Terms\*\*:**

Seller Financing Available

Seller Financing Available! To make this opportunity even more attractive, the seller is offering financing with 30% down, making this a flexible and accessible investment. Terms are negotiable, and this option allows investors



**CAP RATE : 5.40%**

## Numbers:

Current Rent 2024	\$108,408
Operating Expenses	\$27,465
Net Operating Income	\$80,943

**Linda Gerchick, CCIM**

**Designated Broker**

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