

# SALE

## SUNLAND MHP

2600 Allen Road Sunnyside, WA 98944



**SALE PRICE**

**\$1,999,900**

**Travis Davis**  
(509) 786-9456

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## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,334**

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

**158 OFFICES, 45 COUNTRIES**

**OVER 18,400**

Transactions

**\$7.67 BILLION**

Sales Volume

**\$1.01 BILLION**

Lease Volume

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### PROPERTY DESCRIPTION

Discover an enticing investment opportunity with this 25 unit MFH park zoned R-3, situated in the thriving Sunnyside area. Boasting a coveted location, this property offers a promising canvas for a multifamily or mobile home park investment. With its R-3 zoning, the potential for development is vast, providing a lucrative prospect for investors seeking to capitalize on the growing demand for residential spaces in the Sunnyside market. Embrace the chance to shape this property into a sought-after residential haven, capitalizing on its strategic positioning within the dynamic Sunnyside locale.

### PROPERTY HIGHLIGHTS

- Zoned R-3
- Prime location in Sunnyside
- Potential for multifamily development

### OFFERING SUMMARY

Sale Price:	\$1,999,900
Number of Units:	25
Lot Size:	4.32 Acres
Building Size:	
NOI:	\$118,982.00
Cap Rate:	5.95%

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	93	804
Total Population	135	329	2,864

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## LOCATION DESCRIPTION

Uncover the potential of the vibrant Sunnyside market. This bustling locale offers proximity to key amenities and attractions, including the Sunnyside Community Hospital and the Sunnyside High School, enhancing the appeal of the area for office and office building investors. With a strategic location near major transportation routes, the area provides convenient access for employees and clients alike. Boasting a diverse mix of dining, retail, and recreational options, the surrounding area fosters a dynamic environment for businesses to thrive. Embrace the opportunity to become part of this flourishing commercial hub and unlock the full potential of the location.

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### PROPERTY HIGHLIGHTS

- Zoned R-3
- Prime location in Sunnyside
- Potential for multifamily development
- 25 Spaces, MFH Park
- Strategic positioning for residential investment



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**INVESTMENT OVERVIEW****SUNLAND MFH PARK**

Price	\$1,999,900
Price per SF	\$11
Price per Unit	\$79,996
CAP Rate	5.95%

**OPERATING DATA****SUNLAND MFH PARK**

Net Operating Income	\$118,982
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**FINANCING DATA****SUNLAND MFH PARK**

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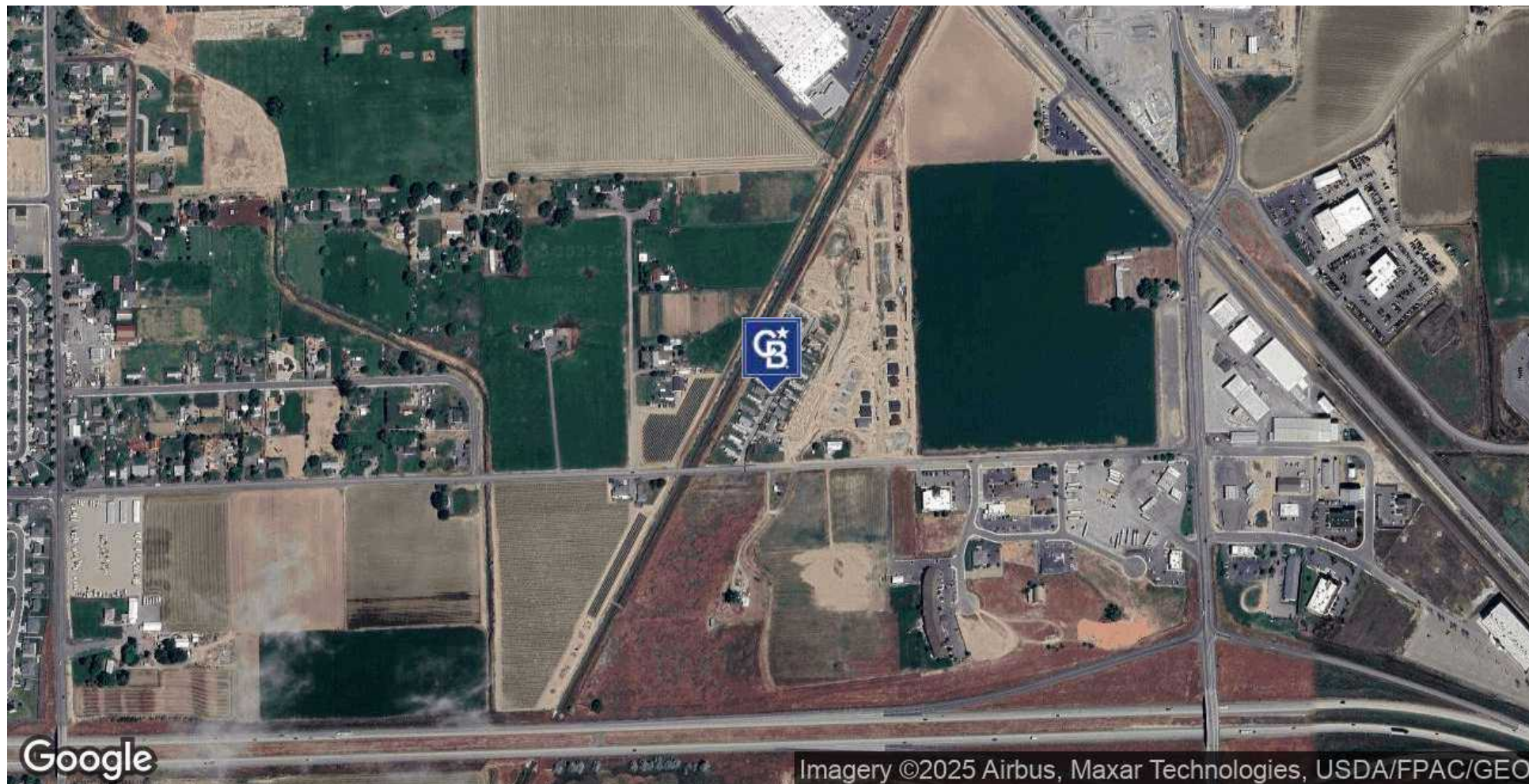
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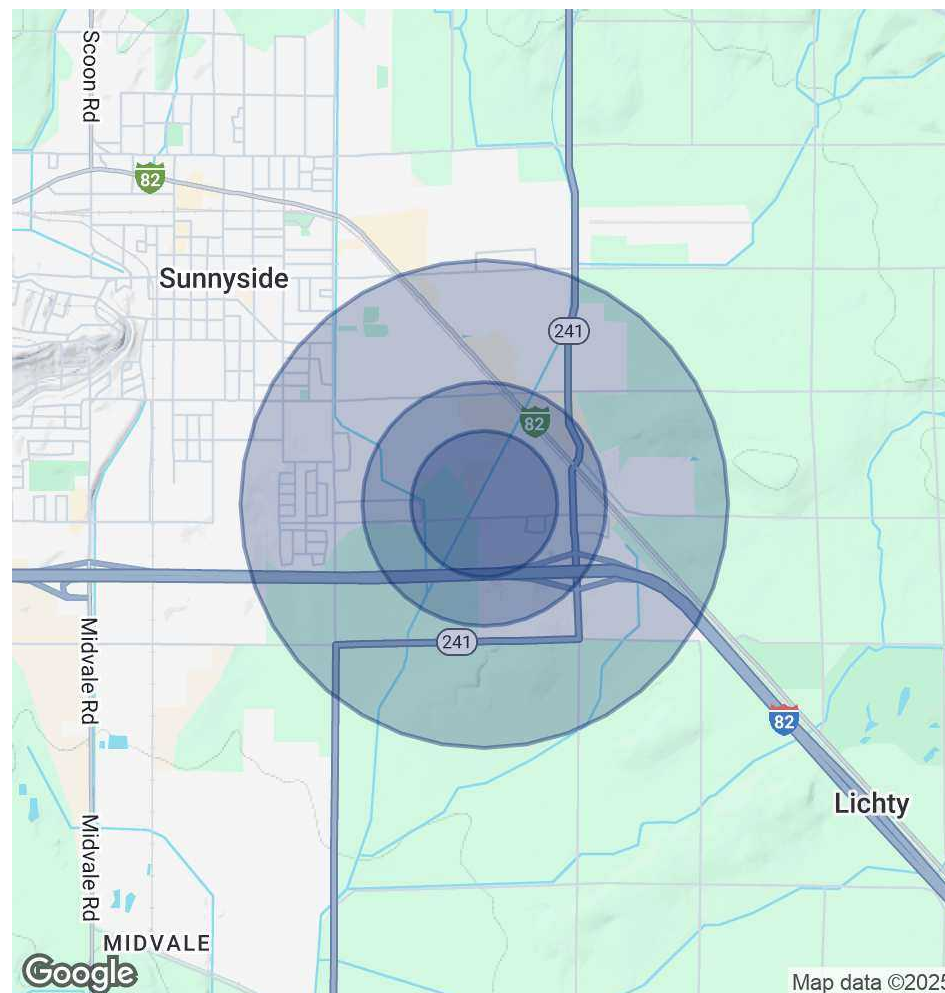
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	135	329	2,864
Average Age	33	33	33
Average Age (Male)	32	32	32
Average Age (Female)	35	34	34

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	93	804
# of Persons per HH	3.6	3.5	3.6
Average HH Income	\$60,489	\$60,721	\$62,115
Average House Value	\$391,893	\$391,121	\$348,836

Demographics data derived from AlphaMap



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