



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR SALE - \$1,345,000

Edgeway Estates Mobile Home Park

Off Route 79, Middleboro, MA 02346



- 52 Developed Pad Sites
- Located Area of Complementary Mobile Home Parks
 - Located Off Exit 4, US Interstate Route 495
 - Close proximity Major Retail / Shopping Centers

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230 Jones Road, Unit 6, **Falmouth, MA 02540** | 40 Willard Street, Unit 207, **Quincy, MA 02169**

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 - Email: Greg@HartelRealty.com

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Executive Summary

Property Address:	Edgeway Estates Mobile Home Park 141 Wesley Circle Middleboro, MA 02346
Property ID:	057/4537
Total FY2013 Assessment:	\$1,276,600
FY2013 Taxes:	\$20,211.84
Total Land Area:	41.80 ± Acres
Improved Pad Sites:	52 Sites
Unimproved Pad Sites:	22 Sites
Total Price:	\$1,345,000
Price/Unit:	\$25,865/Improved Pad Site
Water System:	Currently: Water Supplied by Well Water System. As of August, 2012: the City of Taunton approved municipal water hookup for the entire park as well as neighboring Twin Coach Estates Mobile Home Park.
Town/Private Septic:	On-Site Waste Water Facility - requires updating and shared with neighboring Twin Coach Estates Mobile Home Park.
Zoning:	GU – General Use Mobile Home Park via Special Permit



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Middleboro Area Overview:

Middleboro has 72.2 square miles of which 3.1 square miles are water. Middleboro, sometimes spelled Middleborough, is the second largest municipality in terms of area, with Plymouth being the first. Surrounded by major routes and highways, Middleboro has easy access to Route 44 north, US Interstate Routes 195 and 495 south, Route 24 west and Route 3 east.

Edgeway Estates:

Edgeway Estates is an approved 74 pad site consisting of a 41.80± acre Adult Mobile Home Park located adjacent and north of Twin Coach Estates. Edgeway Estates has developed 52 site pads, with Wesley Circle and Lyn Lane as the main roads in this park.

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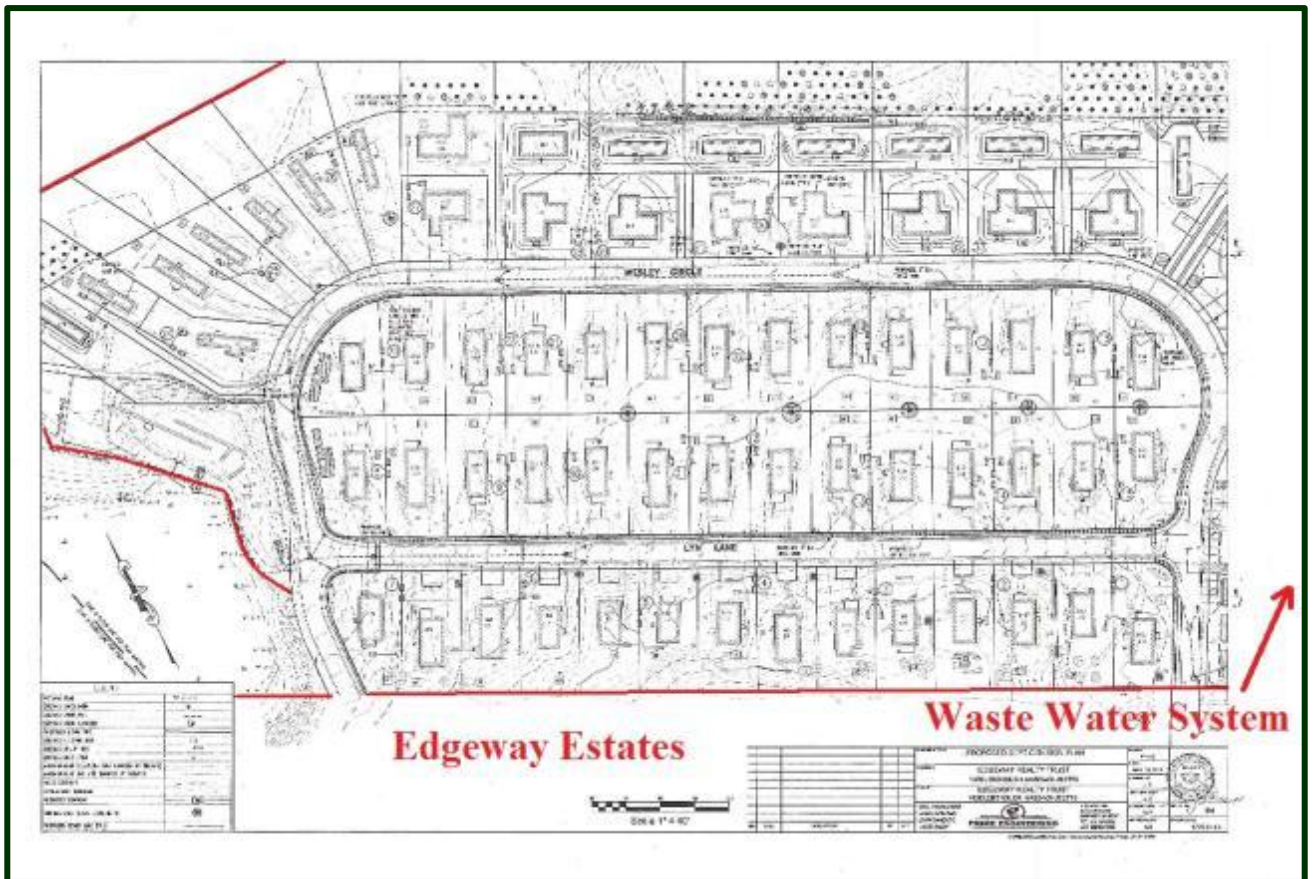
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Edgeway Estates Site Plan



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Satellite View



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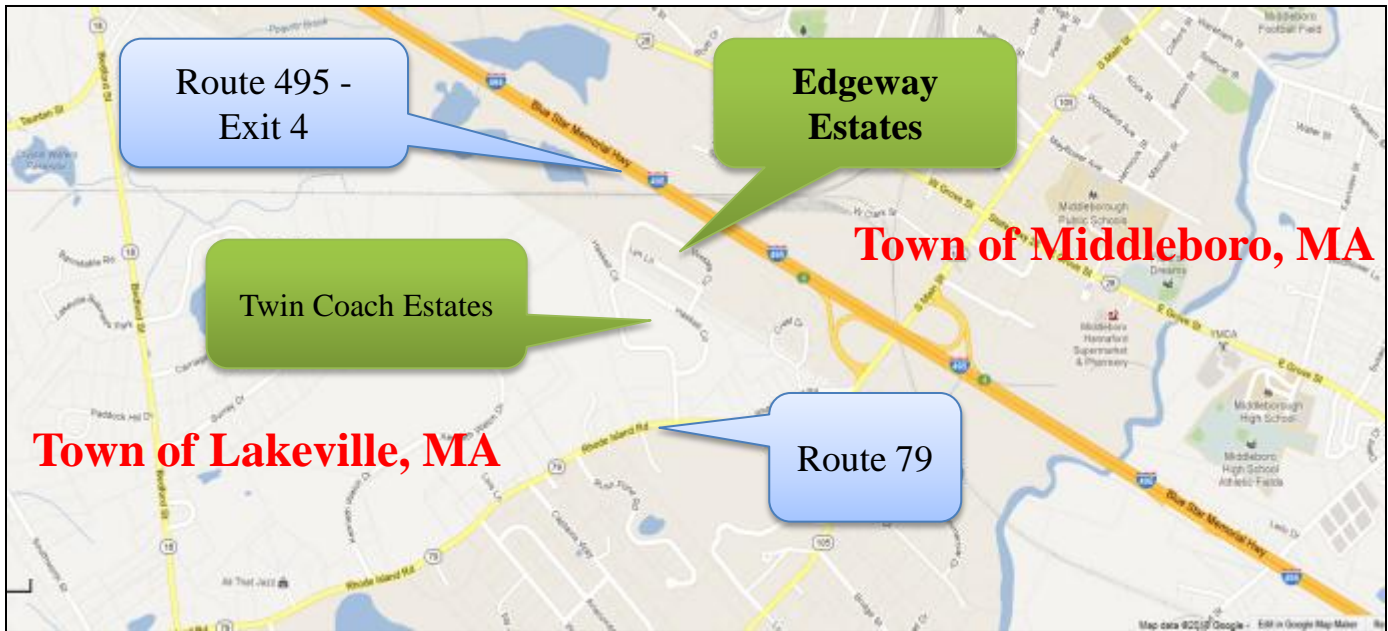
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Location Map



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