

FOR SALE



309 S MINNESOTA STREET

CONRAD, MONTANA 59425 · SUNRISE MOBILE HOME & RV PARK

PRICE

FROM \$500,000

SITE

±2.70 AC

PADS

31 MH + 6 RV

BUILT

1965

PROPERTY OVERVIEW

Value-add mobile home and RV park in Conrad with in-place income and clear upside through pad infill and RV optimization. The park has 31 mobile home pads and 6 seasonal RV sites, with 14 pads occupied. Long-term tenant-owned and seller-financed units provide baseline revenue, while 12 vacant pads and 4 park-owned homes offer immediate growth. Located on the I-15 corridor, the park serves regional demand for affordable housing.

PROPERTY HIGHLIGHTS

- 31 mobile home pads + 6 seasonal RV sites
- 14 pads currently occupied
- 12 vacant pads ready for new homes
- 4 park-owned homes
- Resurfaced roads
- Upgraded plumbing and laundry facilities
- Enhanced RV electrical infrastructure
- I-15 corridor location

Occupancy and unit counts per ownership; buyer to verify income, expenses and utilities. Financials available to qualified buyers from the listing agent. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

SCOTT BLUMFIELD

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CATALYST COMMERCIAL REAL ESTATE SERVICES

21 3rd Street N, Suite 5A, Great Falls, MT 59401



PARK ENTRANCE AND LAUNDRY

PROPERTY DETAILS

ADDRESS	309 S Minnesota Street
CITY / COUNTY	Conrad / Pondera County, MT
PROPERTY TYPE	Mobile home & RV park
YEAR BUILT	1965
SITE AREA	±2.70 AC / 117,612 SF

PRICE	From \$500,000
MOBILE HOME PADS	31
RV SITES	6 seasonal
OCCUPIED PADS	14
PARK-OWNED HOMES	4

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