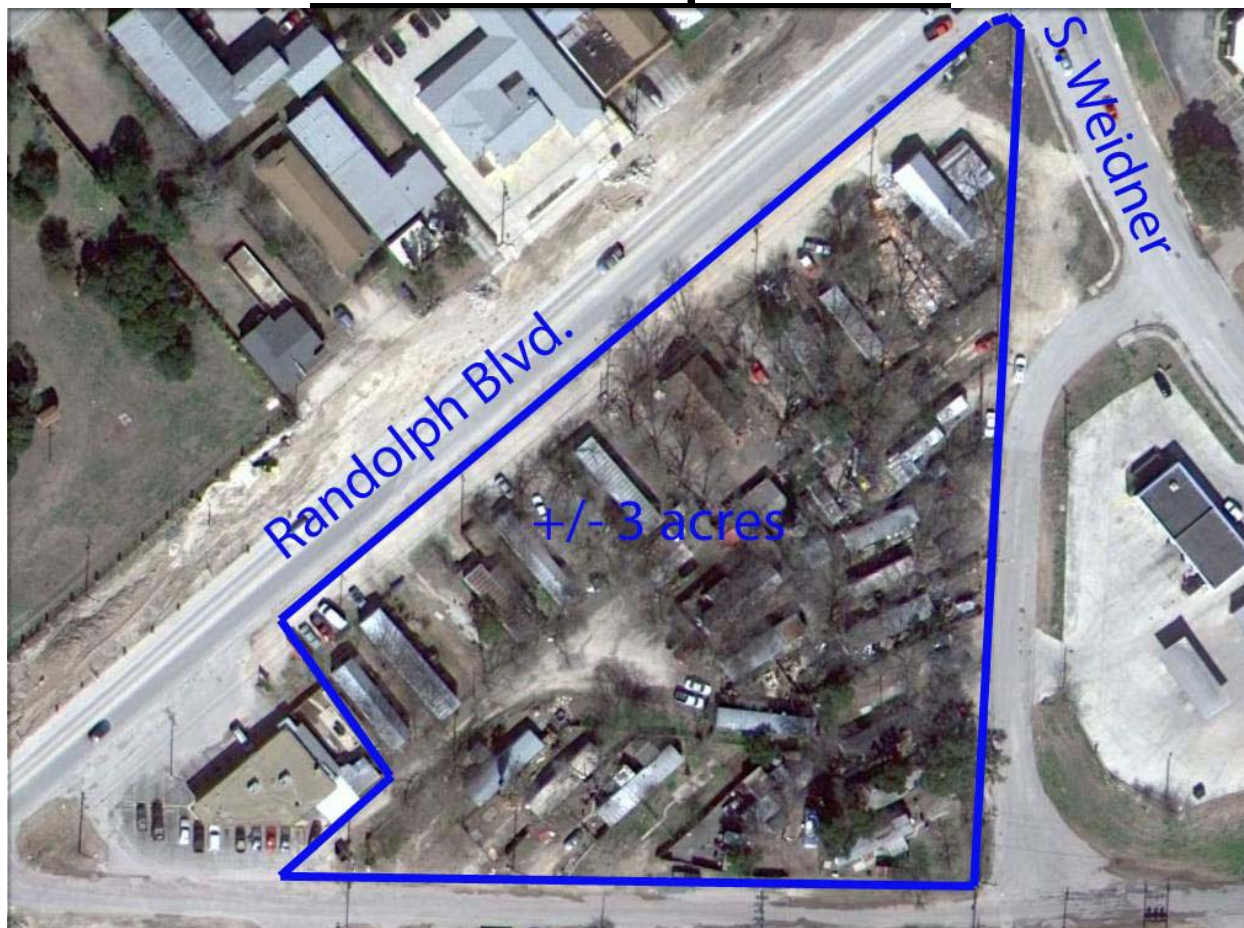


BRUCE BAUMANN REAL ESTATE, INC.

5526 Randolph BLVD
+/- 3 Acres W/Mobile Home Park
Great redevelopment site



Location: Corner of Randolph and Weidner
Legal: NCB 13809 BLK LOT A EXC
SW IRR 155.5' OF N IRR 84
Ferguson: 553A5
Improvements: Two residential structures.
Land Size: +/- 3 Acres
Zoning: C-2 (Mobile Home park rights are "grandfathered")
Price: **REDUCED TO \$475,000**
Terms: Cash

Comments: Mobile home park with 29 spaces plus two residential structures including one on the hard corner of S. Weidner. Separate electric meters, and water is provided by private water well that conveys. Part of property is on septic and part on SAWS sewer. 16 of the 29 mobile home spaces lease. Good potential for increase in income with onsite manager. Great

visibility and frontage on three streets. Great redevelopment site. Good candidate for bump up in zoning.

Chuck Christian

Commercial Real Estate Services

Bruce Baumann Real Estate Inc.

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*The above information was received from sources deemed to be reliable; however, no warranty can be implied by Bruce Baumann Real Estate, Inc. as to the accuracy or correctness thereof. This offering is subject to verification, changes in price or terms, and withdrawal from the market.

