

**1441 Red Garter Street - West Wendover, NV 89883 - Wendover** MLS: 3616987 - MFB - Active - \$775,000

**MLS #:** 3616987 **File #:**  
**Status:** Active **Status Changed:** 03/13/2019  
**List Price:** **\$775,000** **Org. List Price:** \$775,000  
**Listing Type:** For Sale **Style:** 1 story above ground  
**Property Type:** Multi-Family Building **Zoning:** C1-General Comm/Retail  
**Subtype:** Owner/Agent-No, Common Interest=No, HOA-No, Mobile Home Park  
**HOA/Month:** - Includes:



**General Listing Information:**

**# Units:** 15 **Lot Sq Ft:** 220,849 **Lot Dim:**  
**Sq Ft Total:** **# Levels:** 1 **Yr Built:** 1981  
**Acres:** 5.07 **# Car Garage:** -None None **Yr Remodeled:**  
**# Parking:** 35-

Unit #	Level	Beds	Baths	Sq. Ft.	Rent/Month	Lease Term	Lease Expires	Remarks
TBD	1	0	0	0		1 Month(s)	04/30/2019	Details of Park Owned Homes Coming Soon

**Location Information:**

**Address:** 1441 Red Garter Street - West Wendover, NV 89883 **Elem. School:**  
**Sub Area:** Wendover **County:** Elko **Middle School:**  
**Main Area:** Wendover **Taxes Annual:** \$8,175.24 **High School:**  
**Subdivision:** No Subdivision **Tax APN #:** 001-740-081  
**GPS:** N40° 44.249' W114° 4.144' | 40.73749100, -114.06906100  
**Legal Desc.:**  
**Directions:**

**Construction Information:**

**Exterior Constr:** Varies/unit (See Remarks) **Roof Type:** Varies/unit (See Remarks) **Foundation:** Varies/unit (See Remarks)  
**Heating:** Varies/unit (See Remarks) **Air Cond.:**

**Comments/Remarks: Mobile Home Community in the Heart of West Wendover**

**Public Remarks:** UNLIMITED potential with this 30 space MHP situated on 5.07 acres of PRIME Real Estate in the heart of West Wendover, which has been designated by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide. Sale includes 3 manufactured homes owned by seller, which has 15 studio rentals in them total.

**Utilities Services:**

- Phone: Cell Service
- Phone: Land Line
- Power: See Remarks
- Sewer
- Varies/unit (See Remarks)
- Water Source: Municipal

**Features Property, Features Interior:**

- Faces: West
- Varies/unit (See Remarks)

Listed By: Brenda J. Claiborne - Coldwell Banker Algerio/Q-Team Realty

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



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