



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

**FOR SALE - \$1,195,000**

**Twin Coach Estates Mobile Home Park  
Off Route 79, Lakeville, MA 02347**



- 63 Pad Sites
- Located in 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](mailto:Greg@HartelRealty.com)

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## Executive Summary

<b>Property Address:</b>	Twin Coach Estates Haskell Circle, Lakeville, MA 02347
<b>Property ID:</b>	060/009/001
<b>Total FY2013 Assessment:</b>	\$1,291,700
<b>FY2013 Taxes:</b>	\$16,172.08
<b>Total Land Area:</b>	46.56± Acres
<b>Pad Sites:</b>	63 Sites
<b>Price:</b>	\$1,195,000
<b>Price/Unit:</b>	\$18,970/Improved Pad Site
<b>Water System:</b>	<b>Currently:</b> Well Water System <b>As of August, 2012:</b> the City of Taunton approved municipal water hookup for the entire park as well as neighboring Edgeway Estates Mobile Home Park.
<b>Town/Private Septic:</b>	Private Septic – On-Site Waste Water Facility requires updating and shared with neighboring Edgeway Estates Mobile Home Park.
<b>Zoning:</b>	Mobile Home Park via Special Permit



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## **Lakeville Area Overview:**

Lakeville is southwest of the Town of Middleboro. Lakeville, given its name from its system of lakes, has 36.1 square miles of which 6.6 miles are water. These lakes, which define the geography, include the Assawompset Pond, Great Quittacas Pond, Little Quittacas Pond, Pocksha Pond and Long Pond. The town has many cranberry bogs and Ocean Spray's headquarters are located here as well. Lakeville has easy access to major routes and highways as it is bordered on the north by Route 44, west by Routes 24, 18 & 140, east by US Interstate Route 495 and south by Interstate Route 195.

## **Twin Coach Estates:**

Twin Coach Estates is an established Mobile Home Park built in the 1980's and located in the town of Lakeville, MA. It consists of 63 pad sites improved with single-wide homes on 46.56± acres. On March 10, 2005, Twin Coach Estates was granted via Special Permit to allow garages on the sites, with restrictions. The main road which runs through the park is Haskell Circle.

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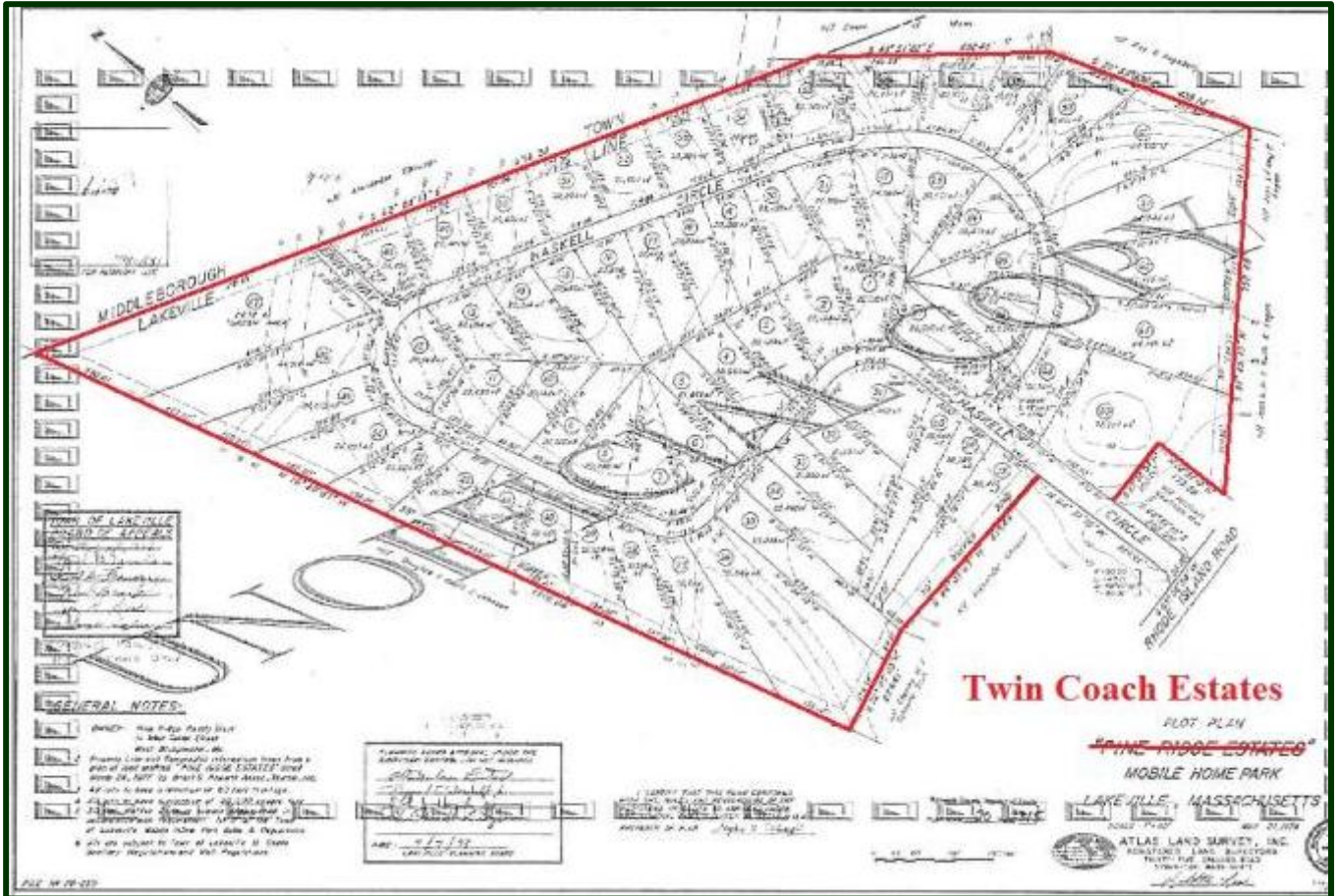
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## Twin Coach Estates Site Plan



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## Satellite View



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## Location Map



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