



EISNOR PARK MOBILE HOME COMMUNITY

BRIDGEWATER, NOVA SCOTIA

A Hidden Gem Investment Opportunity in the South Shore Region

- 7.0 acres of land with 59 pad sites
- One of the few mobile home communities in the area
- Stable cash flow with limited downside

Partners Global is pleased to present the sale offering of Eisnor Park, a mobile home community with 59 pad sites, in Bridgewater, NS. This unique investment opportunity offers stable cash flow, paired with low and predictable maintenance and capital expenses.

The park has been well-maintained and managed, leading to high historical occupancy, and just three present vacancies.

Eisnor Park is one of only three designated land-leased communities in the town of Bridgewater, and the only one on the west side of the Lahave River. With limited supply of this asset class and a growing demand for affordable housing, Eisnor Park represents a solid investment - don't let this one slip away.

partnersglobal.com

FOR SALE

\$975,000

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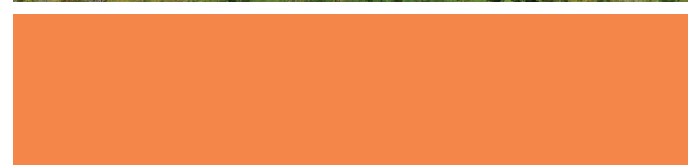
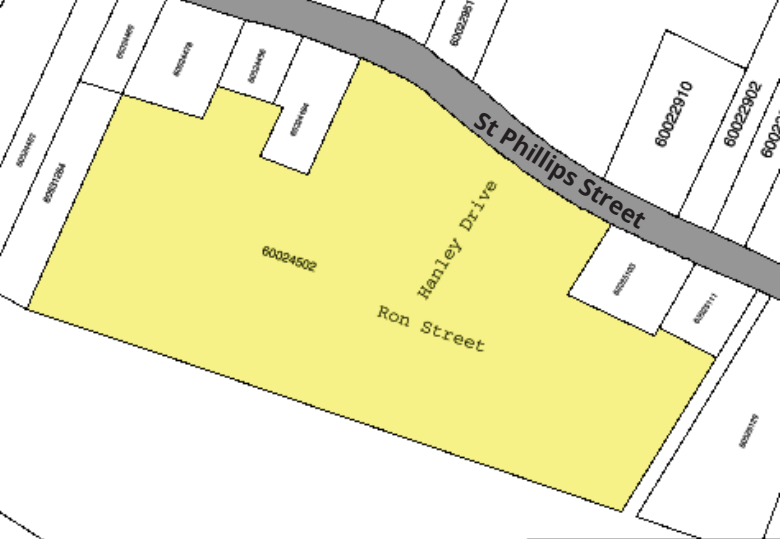


Eisnor Park Mobile Home Community | Bridgewater, Nova Scotia



THE FACTS

LISTING ID	10261
LOCATION	5-minutes from downtown Bridgewater; roughly a 1-hour drive south from Halifax
CIVIC ADDRESS	31 Ron Street, Bridgewater, Lunenburg County, Nova Scotia
PID	60024502
ZONING	Residential Manufactured Home (R7) Zone
TOTAL SITE SIZE	7.00 acres
NO. PAD SITES	59
OCCUPANCY	95% (as of June 2021)
COMMUNITY ROADWAYS	Paved
SERVICES	<ul style="list-style-type: none">Water: municipal supply, with one (1) master meterSewage Disposal: connected to municipal services
ASSESSED VALUE (2021)	\$661,800 (2021 Residential Taxable)
OFFERING PRICE	\$975,000
FINANCIALS	Available to qualified buyers who sign the Confidentiality Agreement; contact a listing agent for details
ADDITIONAL NOTES	<ul style="list-style-type: none">Strong historical occupancy ratesRecent upgrades including paving on Ron Street



BRIDGEWATER DEMOGRAPHICS

2020 Total Population	9,112
Total Households	4,394
Average Household Size	2.0
Average Household Income	\$64,686
Projected Pop. Change (% 2020-2025)	2.32%



All inquiries regarding the opportunity should be directed to:

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