

## RV PARK



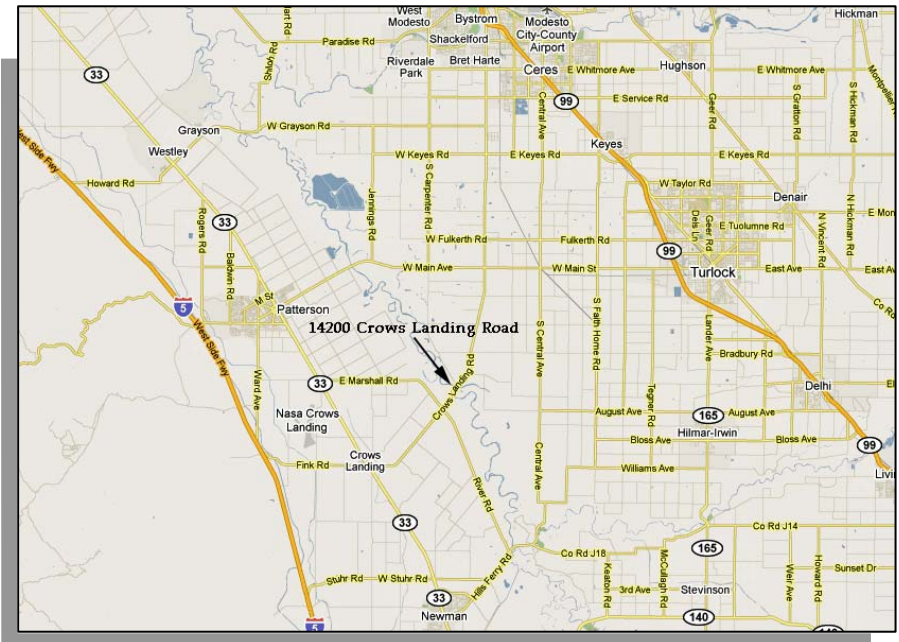
14200 Crows Landing Road, Crows Landing, CA 95313

- 6.5 +/- acres.
- Located on the west bank of the San Joaquin River approximately  $\frac{3}{4}$  of a mile northeast of the Crows Landing Road/River Road intersection. Roughly 4.3 miles from Crows Landing and 12 miles from Turlock.
- 18 designated spaces.
- Long-term residents.
- On-site manager, easy maintenance.
- Rural setting.

## FOR SALE

### 14200 Crows Landing Road, Crows Landing, CA 95313

- 10% pro forma CAP rate (see details on following page)
- Possible seller financing.
- \$400,000



1101 Sylvan Ave., Suite A25  
Modesto, CA 95350  
209-529-9610 209-521-4289 (fax)  
License #01460663

An Independently Owned and Operated Member of The Prudential Real Estate Affiliates, Inc.

<b>Tony Suleiman</b> 209-758-3467 tsuleiman@prucommercialre.com Lic. #01388339	<b>Dave Tanner</b> 209-758-3108 dtanner@prucommercialre.com Lic. #00418278	<b>Ron Roaks</b> 209-758-3147 rroaks@prucommercialre.com Lic. #01263213
---	---	--

[www.TheCommercialConnection.com](http://www.TheCommercialConnection.com)

The information contained herein is from sources deemed reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. Buyer must verify the information and bear all risk for any inaccuracies. Package is subject to sale, lease, price change or withdrawal. 7/15/10

