



Claim Jumpers Mobile Court & Storage

16.92 +/- Acres | Lawrence County, SD | \$3,950,000



ADDRESS

200 Charles St
Deadwood, SD 57732

LOCATION

Turn North at the intersection of Hwy
85 and Walnut St

PROPERTY SUMMARY

Claim Jumpers Mobile Court & Storage is located in historic Deadwood, South Dakota, addressing the need for affordable housing in a popular tourist destination. The park includes 34-TOHs, 1-POH, 95-storage units, an office/shop, and a long-term RV pad, all on well-maintained asphalt streets.

Consistently maintaining a 100% occupancy and a waiting list, lot rents TOHs average around \$340/mo., with the POH at \$300/mo. Residents are billed directly for electricity and natural gas, while the park covers water, sewer, and garbage services.

Storage units average \$86/month, catering to both park and surrounding area residents. The office/shop has been rented to a local HVAC company for \$350/mo.

There are value-add opportunities, such as converting a 3-bay building into additional storage units, potentially generating \$1,050/month, and utilizing another

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