

7-Unit Neighborhood Center w/ End User Storefront Available

2118 Route 715, Stroudsburg, PA 18360



OFFERING SUMMARY

Sale Price:	\$299,000
Cap Rate:	11.71%
NOI:	\$35,000
Available SF:	Fully Leased
Lot Size:	1.1 Acres
Building Size:	5,128 SF
Zoning:	V - Mixed Use/Village/ Village Residential
Market:	Northeast PA
Submarket:	Poconos
Traffic Count:	8,800
Price / SF:	\$58.31

PROPERTY OVERVIEW

Historic Reeder's General Store and Plaza located on busy Route 715 is available FOR SALE. Steady income from 2 apartments, 3 office/retail rental units and 1 two bay storage garage. The General Store of 1,600 SF is available for owner use or lease. This site is a perfect fit for an end user running a business in the main unit. Great visibility and traffic count. New furnace in 2018 and new roof and septic approximately 10 yrs ago.

PROPERTY HIGHLIGHTS

- Solid Tenant Income
- Newer Roof/Septic
- Great Visibility and Signage
- High Traffic
- Projected NOI \$35,000/ YR
- General Store/Deli Good for Owner Use or Lease

Dan Lichty

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TACM Commercial Realty Inc

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SALE PRICE

\$299,000

LOCATION INFORMATION

Building Name	Historic Storefront Available
Street Address	2118 Route 715
City, State, Zip	Stroudsburg, PA 18360
County/Township	Monroe/Jackson
Market	Northeast PA
Submarket	Poconos
Side Of Street	East

BUILDING INFORMATION

Building Size	5,128 SF
NOI	\$35,000
Cap Rate	11.71%
Price / SF	\$58.31
Tenancy	Multiple
Gross Leasable Area	5,700 SF
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Specialty Center
Zoning	V - Mixed Use/Village/ Village Residential
Lot Size	1.1 Acres
Taxes	
Lot Frontage	221
Lot Depth	314
Corner Property	Yes
Traffic Count	8,800
Traffic Count Street	Route 715
Traffic Count Frontage	221
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

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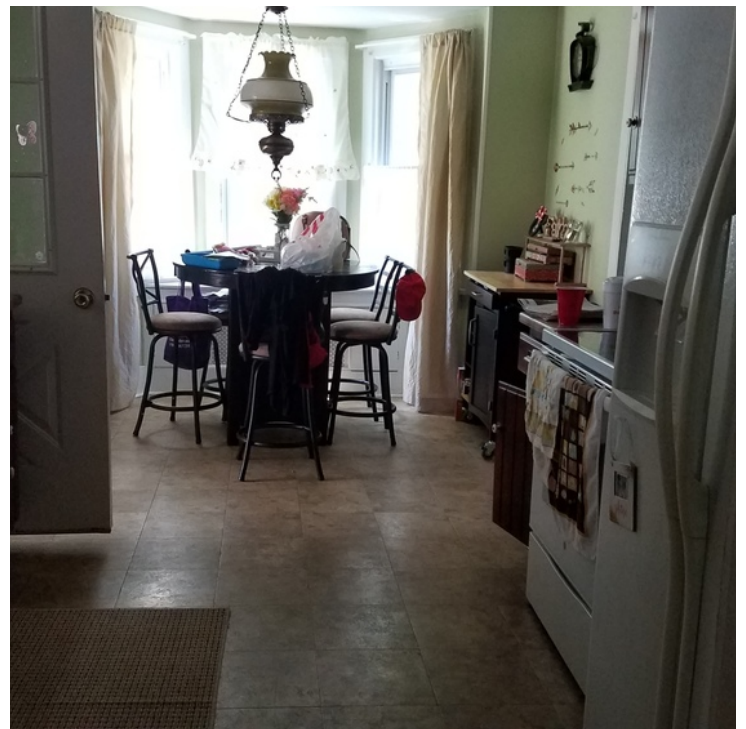
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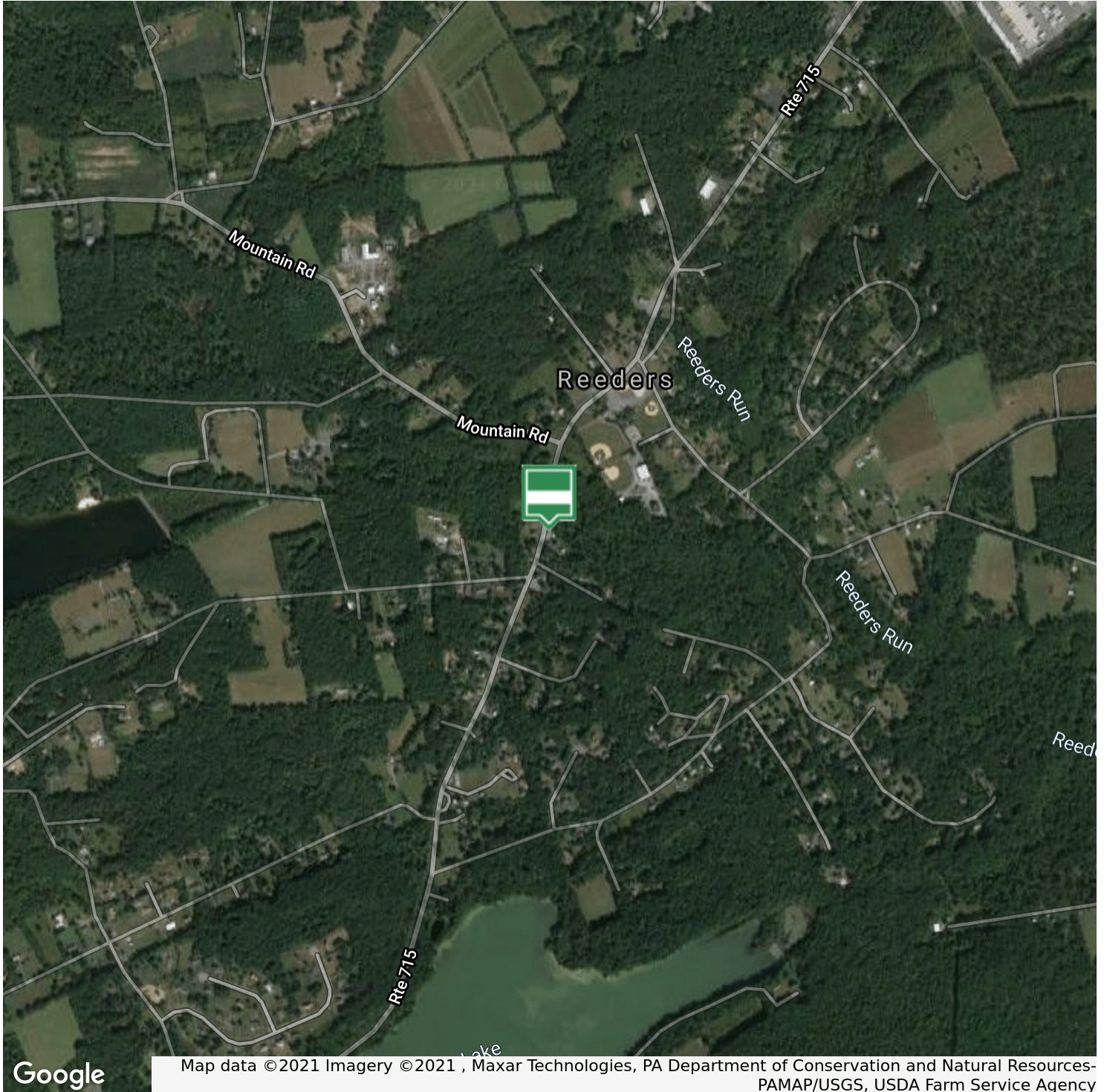
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