



**BUSINESS FOR SALE WITH
REAL ESTATE**

Landscape Materials Supply & Distribution

Chestnuthill Township
Monroe County, PA

Terri Mickens, CCIM

Broker/Owner

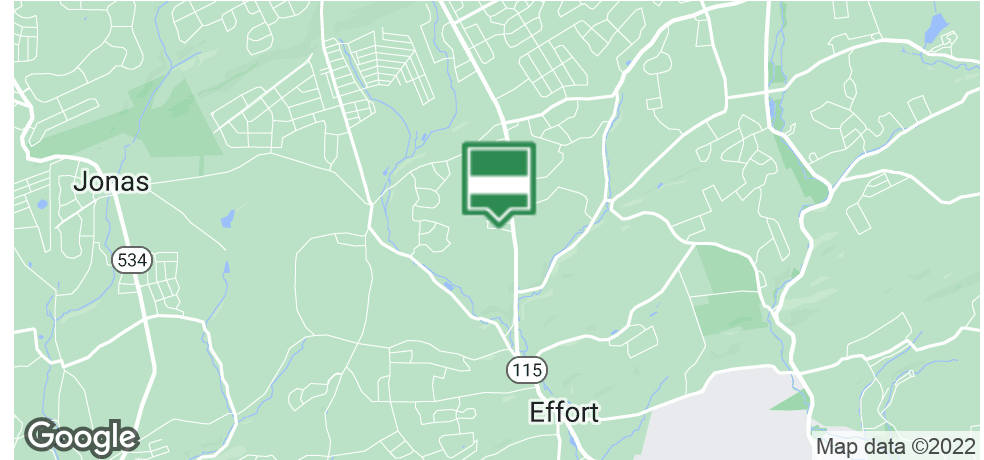
570.801.6170

570.242.3962

tmickens@ptd.net

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OFFERING SUMMARY

Sale Price:	\$1,650,000
Buildings Total SF:	4,750 SF
Available SF:	
Lot Size:	42.56+/- Acres
Price / Acre:	\$38,769
Cap Rate:	9.61%
NOI:	\$158,488
Zoning:	RR- Rural Residential Non-Conforming Permit Secured For All Operations
Market:	Monroe County
Submarket:	Chestnuthill Township

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PROPERTY OVERVIEW

Landscape materials supply house available for purchase including the complete business line consisting of a retail store & yard, mulch/dirt processing equipment, storage warehouse, and a complete line of service vehicles. Serving Monroe county and surrounding areas for 20+ years and existing ownership of 10+years with strong returns. Wide local customer base with dense population within 2-3 mile radius. Excellent local reputation and company history. Present owner retiring and willing to work through transition.

PROPERTY HIGHLIGHTS

- Mulch/Soil Processing On Site
- Over \$600,000 in Equipment/Vehicles
- 2,600 SF Retail Store/Large Outdoor Display
- 50+ Outside Bins on Blacktop
- Planned Vehicle Service Facility
- Additional rental income from residence & small engine repair garage
- 15+ Cleared acres w/ expansion potential - Total site size 42.56 +/- acres

No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted. Subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. And any special listing Conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

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LOCATION INFORMATION

Building Name	Landscape Materials Supply & Distribution
Street Address	Chestnuthill Township
City, State, Zip	Monroe County, PA 18330
County	Monroe
Market	Northeast PA
Sub-Market	Southern Monroe County - West End
Township	Chestnuthill
Signal Intersection	Yes
Road Type	Paved

BUILDING INFORMATION

NOI	\$158,488.00
Cap Rate	9.61
Number Of Floors	1
Average Floor Size	2,416 SF
Gross Leasable Area	2,416 SF
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number Of Buildings	3

Landscape Materials Supply & Distribution

Chestnuthill Township, Monroe County, PA 18330



Building Name	Landscape Materials Supply & Distribution
Property Type	Business For Sale With Real Estate
Property Subtype	Specialty Center
APN	000
Building Size	4,750 SF
Lot Size	42.56 Acres
Number Of Floors	1
Average Floor Size	2,416 SF
Construction Status	Existing
Free Standing	Yes
Number Of Buildings	3

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- 42.56 Acre Site/15+ Acres Cleared
- Mulch/Soil Processing On Site
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LOCATION DESCRIPTION

Southern section of Monroe County, PA. Easy drive to serve all areas of Monroe County, Carbon County and Northampton County. Access to I-80, PA Turnpike, Route 33 and Route 248.

The southern area of Monroe County is primarily full time residents with the majority of home owned. Monroe County has four large school districts with an average resident age of 45.

LOCATION DETAILS

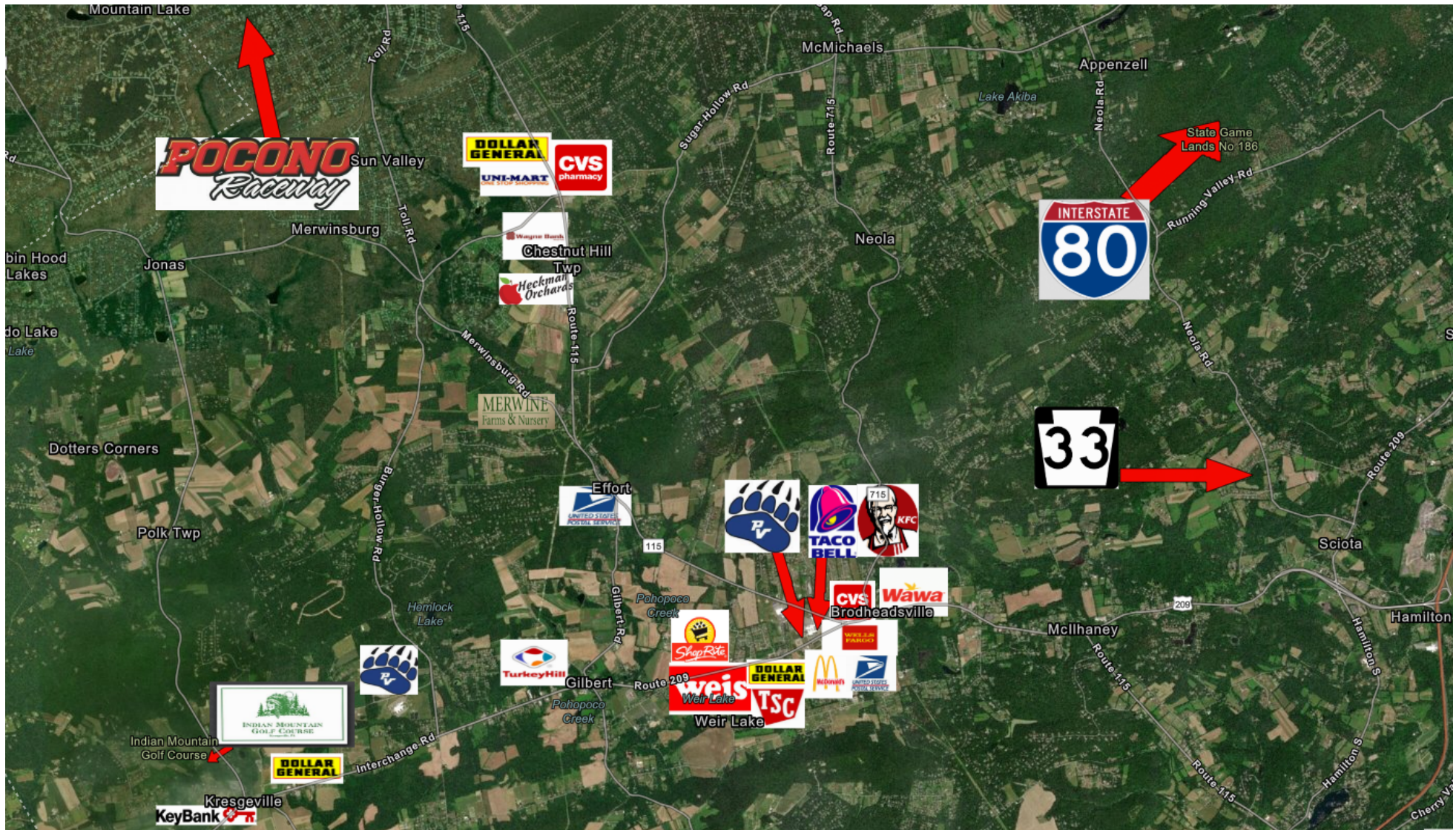
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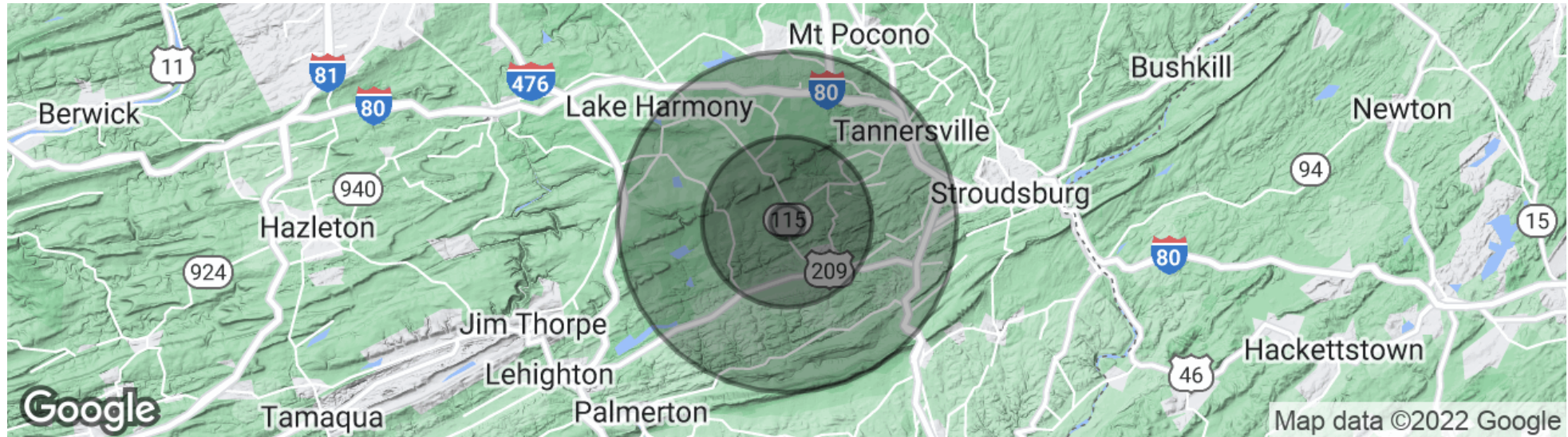
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,399	28,444	78,317
Median age	40.1	39.9	41.1
Median age (Male)	37.7	37.9	40.1
Median age (Female)	42.7	42.2	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	490	10,031	28,369
# of persons per HH	2.9	2.8	2.8
Average HH income	\$68,328	\$68,087	\$69,615
Average house value	\$239,722	\$237,577	\$226,949

* Demographic data derived from 2020 ACS - US Census

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