

# Auto Repair w/ Rental Income

2379 Route 209, Sciota, PA 18354



## OFFERING SUMMARY

Sale Price: \$695,000

Available SF:

Lot Size: 2.13 Acres

Building Size: 7,872 SF

Zoning: C- Commercial

Market: Northeast PA

Submarket: Poconos

Price / SF: \$88.29

## PROPERTY OVERVIEW

Mixed-Use commercial property consisting of one house, one apartment, two commercial units, and Auto Repair Garage. Owner currently operating the auto repair business for ten years. Sale includes auto repair business, real estate, and business assets. The property consists of two buildings over 7,800 SF; a single-family residence, and a 6 bay commercial building with an upstairs apartment. Property is in great shape with the potential of \$7,000 a month of rental income. Ideal for owner-operator to take over the business.

## LOCATION OVERVIEW

Easy access location central to the region. Close to Route 33, Route 80 and Route 78.

## PROPERTY HIGHLIGHTS

- 7,872 SF on 2,13 AC
- Zoned Commercial
- Operating Auto Repair Business
- Serviced by On-Site Utilities

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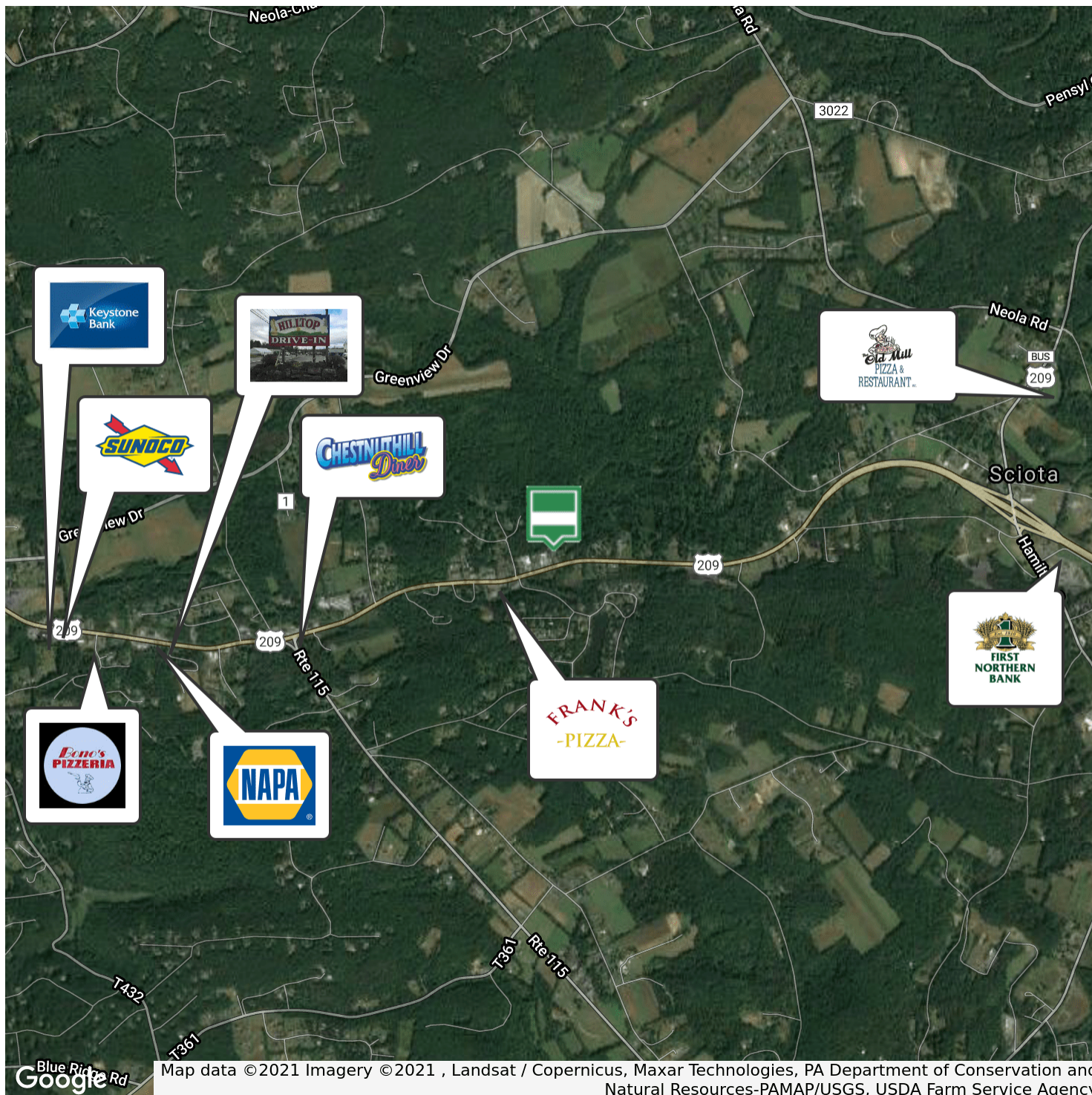
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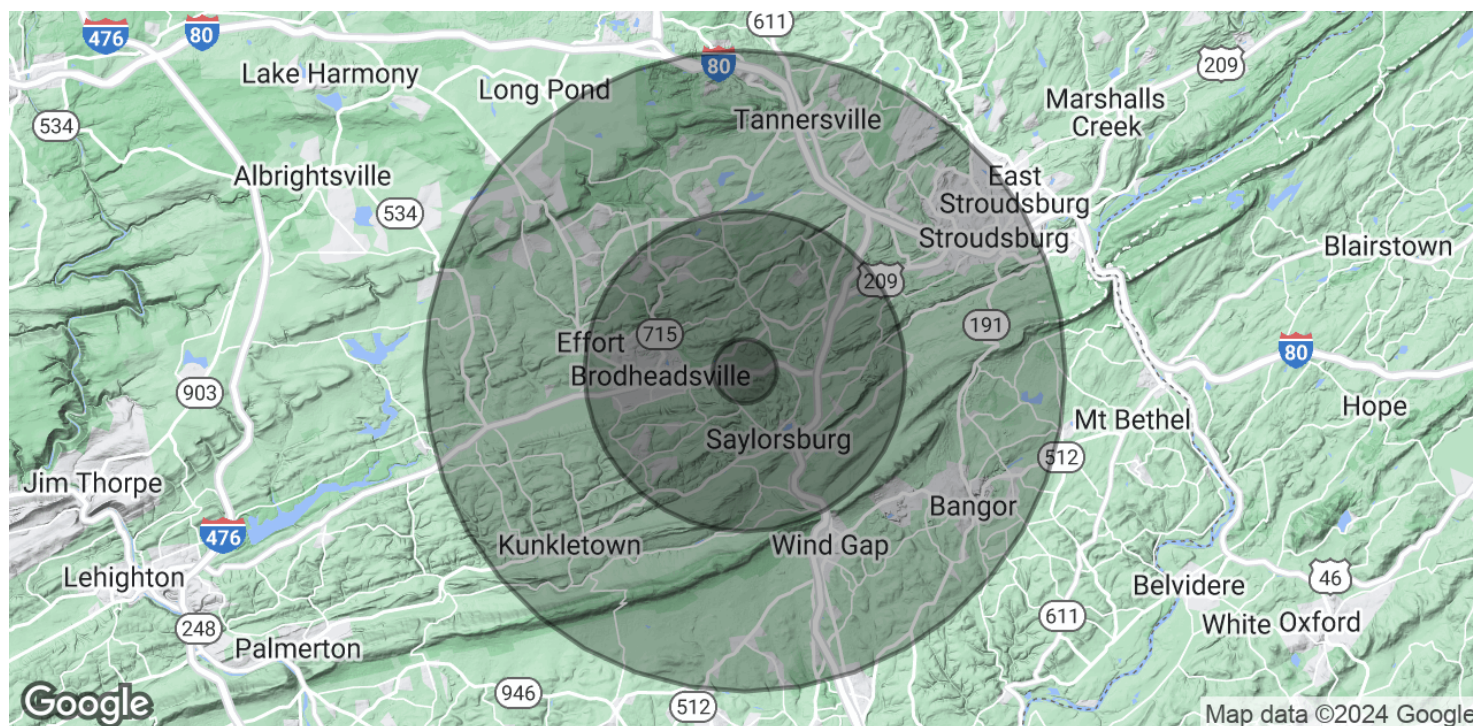
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# Auto Repair w/ Rental Income

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,074	22,824	103,627
Average age	43.7	42.1	41.5
Average age (Male)	43.6	41.9	40.5
Average age (Female)	44.0	42.8	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	398	8,208	38,190
# of persons per HH	2.7	2.8	2.7
Average HH income	\$76,013	\$75,714	\$72,158
Average house value	\$242,945	\$250,216	\$243,110

\* Demographic data derived from 2020 ACS - US Census

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