

# Downtown Residence with Stand Alone Office

1726 W Main St, Stroudsburg, PA 18360



## PROPERTY DESCRIPTION

Brick single family 3 BR/1BA home with adjacent 1000 sf office building that was once used as a dental office, convenient in town location; off-street parking; nice backyard; zoned C-2 Commercial/General Commercial; public sewer, water, and gas

## PROPERTY HIGHLIGHTS

- Single Family Home
- Adjacent 1000 sf +/- Office Space Building
- Off-Street Parking
- Public Utilities

## OFFERING SUMMARY

Sale Price:	\$219,500
Number of Units:	2
Lot Size:	9,583 SF
Building Size:	2,592 SF
NOI:	\$14,661.52
Cap Rate:	6.68%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,576	9,678	18,318
Total Population	3,987	26,733	52,024
Average HH Income	\$60,244	\$65,910	\$70,473

### Dan Lichty

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## Downtown Residence with Stand Alone Office

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Property Name:	Downtown Residence w/ Standalone Office
Property Address:	1726 W Main St, Stroudsburg, PA 18360
Property Type:	Residence w/ Office
APN:	17 12 3 10
Lot Size:	0.22 AC
Building Size:	2,592 SF
Building Class:	C
Zoning:	C-2 Commercial / General Commercial
Rail Access:	N/A
Year Built:	1920
Number of Stories:	2
Number of Units:	2



### PROPERTY OVERVIEW

Brick single family 3 BR/1BA home with adjacent 1000 sf office building that was once used as a dental office; convenient in town location, off-street parking; nice backyard; zoned C-2 Commercial/General Commercial; public sewer, water, and gas

### LOCATION OVERVIEW

Located on Business Route 209 near Rt 80 interchange across from Ted's Used Cars lot; close to downtown Stroudsburg near Stroudsburg High School



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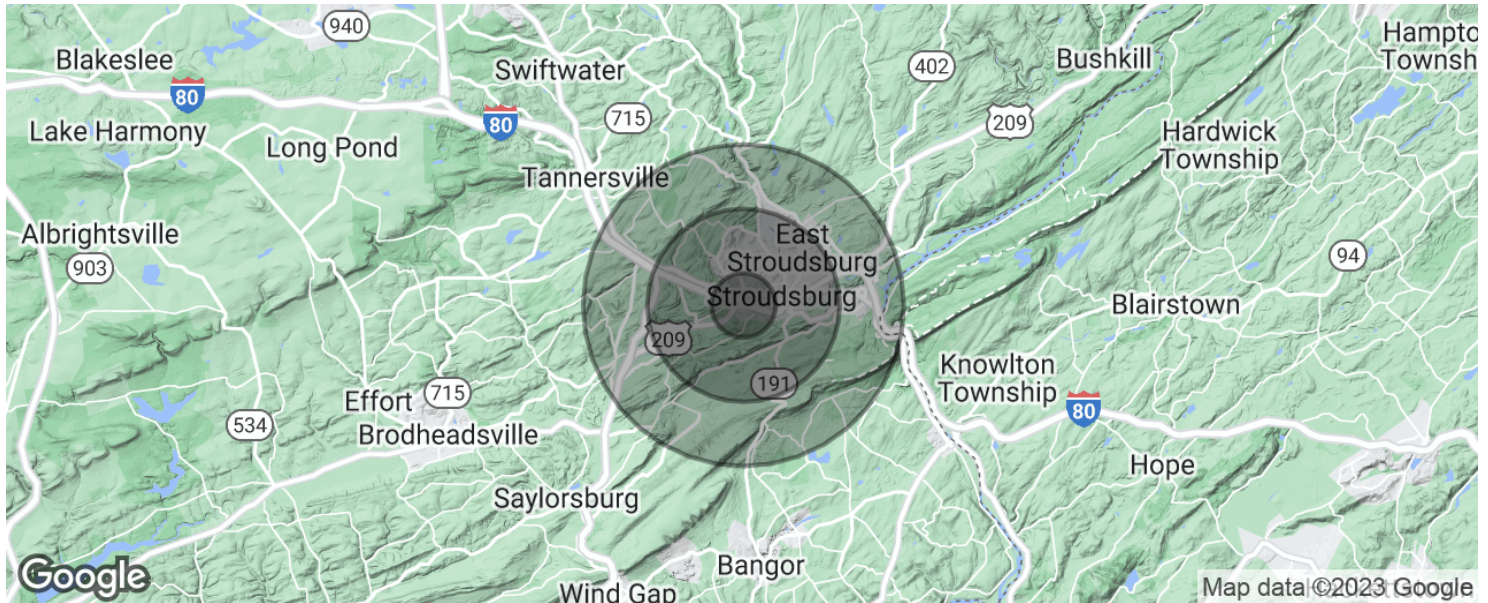
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,987	26,733	52,024
Median age	36.7	35.6	36.6
Median age (Male)	34.8	34.2	35.4
Median age (Female)	38.5	36.7	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,576	9,678	18,318
# of persons per HH	2.5	2.8	2.8
Average HH income	\$60,244	\$65,910	\$70,473
Average house value	\$225,032	\$238,037	\$246,025

\* Demographic data derived from 2020 ACS - US Census

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