



**2279 N. Delaware Dr.**

***Mount Bethel, PA 18343-5247***



TACM Commercial Realty  
2331 Route 209/Suite 5  
Sciota, PA 18354

Presented by:

Teresa Mickens, CCIM  
Owner/Broker  
570-801-6170  
[www.tacmcommercial.com](http://www.tacmcommercial.com)





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**2279 N. Delaware Dr. Mount Bethel, PA. 18343**

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## Executive Summary

**2279 N. Delaware Drive, Mount Bethel, PA 18343**

### Property Overview

TACM Commercial Realty is pleased to offer this 18-unit efficiency motel investment property located in Upper Mount Bethel Township. Located just south of the Portland-Columbia bridge on Route 611. Site is approximately 9.8 acres served by on-site utilities. Improvements include 4-separate buildings consisting of 15 motel efficiency units, a residential home, apartment and laundry facilities. Paved access road, level topography, upside potential for future expansion as either apartments or additional motel units. Located in Bangor area school district.

Motel typically operates at a 93% occupancy rate. Units rented on a weekly basis, management and housekeeping staff on-site. Some capital improvements made during present ownership of 10+ years.

<b>SALE PRICE:</b>	<b>\$1,500,000</b>	<b>Bldg A</b>	<b>Bldg B</b>	<b>Bldg C</b>	<b>Bldg D</b>
Use:		Hotel/Motel	Hotel/Motel	Residential	Residential
LOT SIZE:	9.8 Acres			Laundry/1 Unit	House (office)
Zoning: VC / Commercial		Onsite Utilities	Onsite Utilities	Onsite Utilities	Onsite Utilities
Year Built		1979	1979	1940	1940
Traffic Count:	50,000 ADT				
Bldg SF:		6,612	3,180	814	2,902
Units		10	5	2	1
Cooling		C/A	C/A	C/A	C/A

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## **Additional Photos**

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<b>CATEGORY</b>	<b>3 MILES</b>	<b>5 MILES</b>
<i>Population Estimate</i>	<b>5,596</b>	<b>12,306</b>
<i>Median HH Income</i>	<b>\$66,695</b>	<b>68,063</b>
<i>Per Capita Income</i>	<b>\$33,769</b>	<b>\$34,210</b>

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## **Location Maps**

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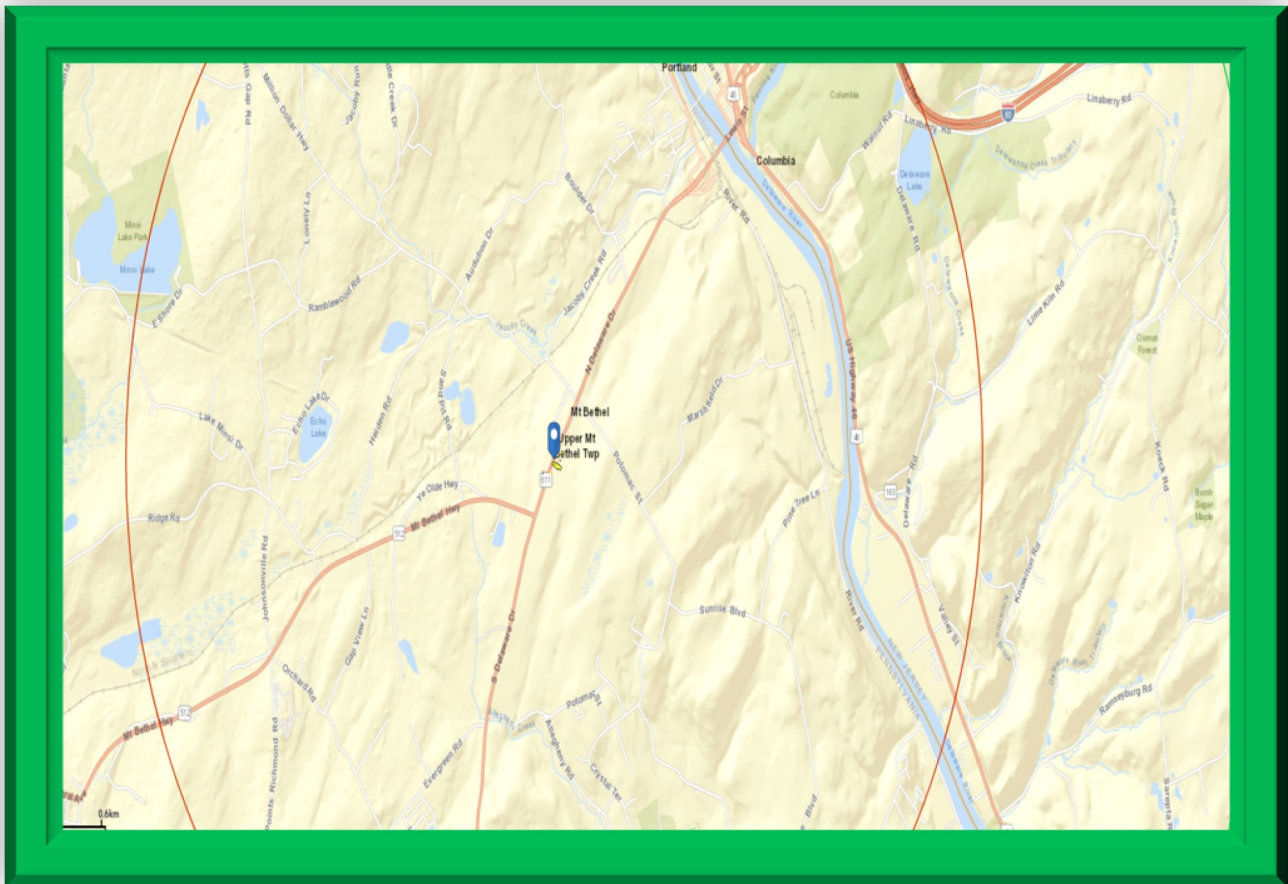
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