

Riverton Hotel

9494 Riverton Road, Bangor, PA 18013



OFFERING SUMMARY

Sale Price:	\$1,300,000
Cap Rate:	10.54%
NOI:	\$137,083
Lot Size:	1.49 Acres
Year Built:	1800
Building Size:	19,826 SF
Renovated:	1979
Zoning:	Ld-Low Density Residential
Market:	Northampton County/ New Jersey Area
Price / SF:	\$65.57

PROPERTY OVERVIEW

Restaurant/Banquet Hall with Hotel in small riverfront town in Bangor, PA. Location is off of the Belvedere-Riverton bridge, which links Northampton County, PA and Warren County, NJ. This small two lane bridge has a foot path convenient for bicycles and walking. Property includes restaurant/bar/banquet/hotel building and separate personal living quarters. 15,968 SF 2-Story Restaurant/Hotel building containing quaint dining room, banquet areas upstairs and downstairs which can occupy up to 300 people, and an additional bar on the second floor. Hotel portion consists of a total of 6 rooms with a private bath. A 3,858 SF detached raised ranch owner's quarters adjacent to building has expansion potential for an additional living space on the upper level. On-site parking lot with ample spaces for guests. Public utilities include water, sewer, gas, and electric. Area provides small town storefronts and is conveniently located near a 180 acre preserve that borders the Delaware River.

PROPERTY HIGHLIGHTS

- 16,000 Sq Ft Restaurant/Banquet Facility/Hotel
- 3,000 Sq Ft Owner's Quarters
- Quaint Rivertown Location
- Walking Distance to the Delaware River
- Great Location for Bed and Breakfast or Reception Hall with Lodging

Terri Mickens, CCIM

Broker/Owner
570.801.6170
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TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354

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Property Name:	Riverton Hotel
Property Address:	9494 Riverton Road, Bangor, PA 18013
Property Type:	Retail
APN:	F12 1 6 0117
Lot Size:	1.49 AC
Building Size:	19,826 SF
Zoning:	Ld-Low Density Residential
Taxes:	\$15,972.35
Rail Access:	N/A
Cross Streets:	Riverton Road and Martins Creek Belvedere Highway
Year Built:	1800
Number of Units:	6
Power:	Public



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LOCATION OVERVIEW

Adjacent to the Delaware River off of the Belvedere-Riverton Bridge, which passes between Pennsylvania and New Jersey. Quaint in-town restaurant/hotel/banquet hall within walking distance to river access points.

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SALE HIGHLIGHTS

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SALE PRICE **\$1,300,000**

LOCATION INFORMATION

Building Name	Riverton Hotel
Street Address	9494 Riverton Road
City, State, Zip	Bangor, PA 18013
County/Township	Northampton/Lower Mount Bethel
Market	Northampton County/New Jersey Area
Cross Streets	Riverton Road and Martins Creek Belvedere Highway
Road Type	Paved

BUILDING INFORMATION

Building Size	19,826 SF
NOI	\$137,083
Cap Rate	10.54%
Price / SF	\$65.57
Year Built	1800
Last Renovated	1979
Load Factor	Yes
Construction Status	Existing
Free Standing	Yes
Number Of Buildings	2

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Restaurant
Zoning	Ld-Low Density Residential
Lot Size	1.49 Acres
APN#	F12 1 6 0117
Submarket	

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Description	Off street parking lot with ample spaces for guests.

UTILITIES & AMENITIES

Gas / Propane	Public
Utilities Description	Public gas, electric, water and sewer.

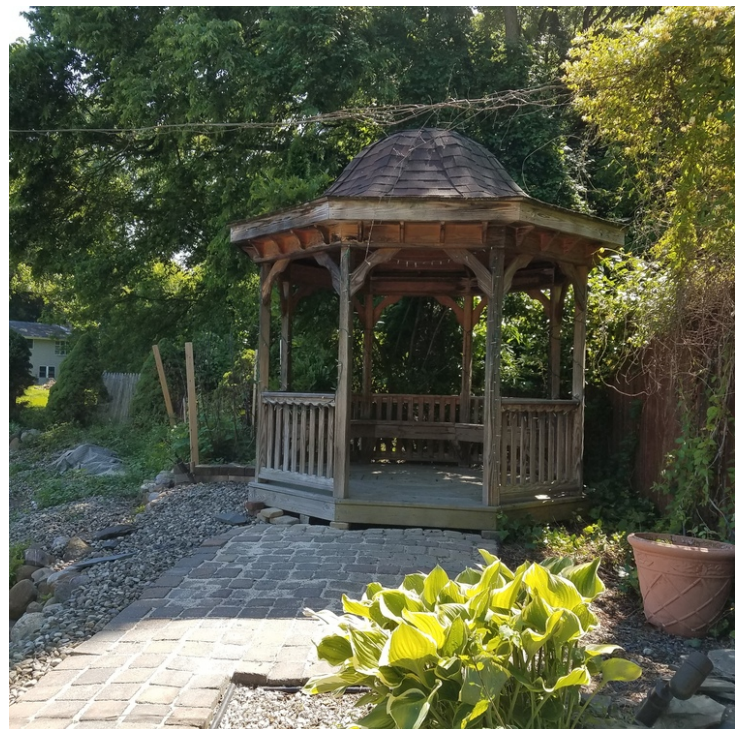
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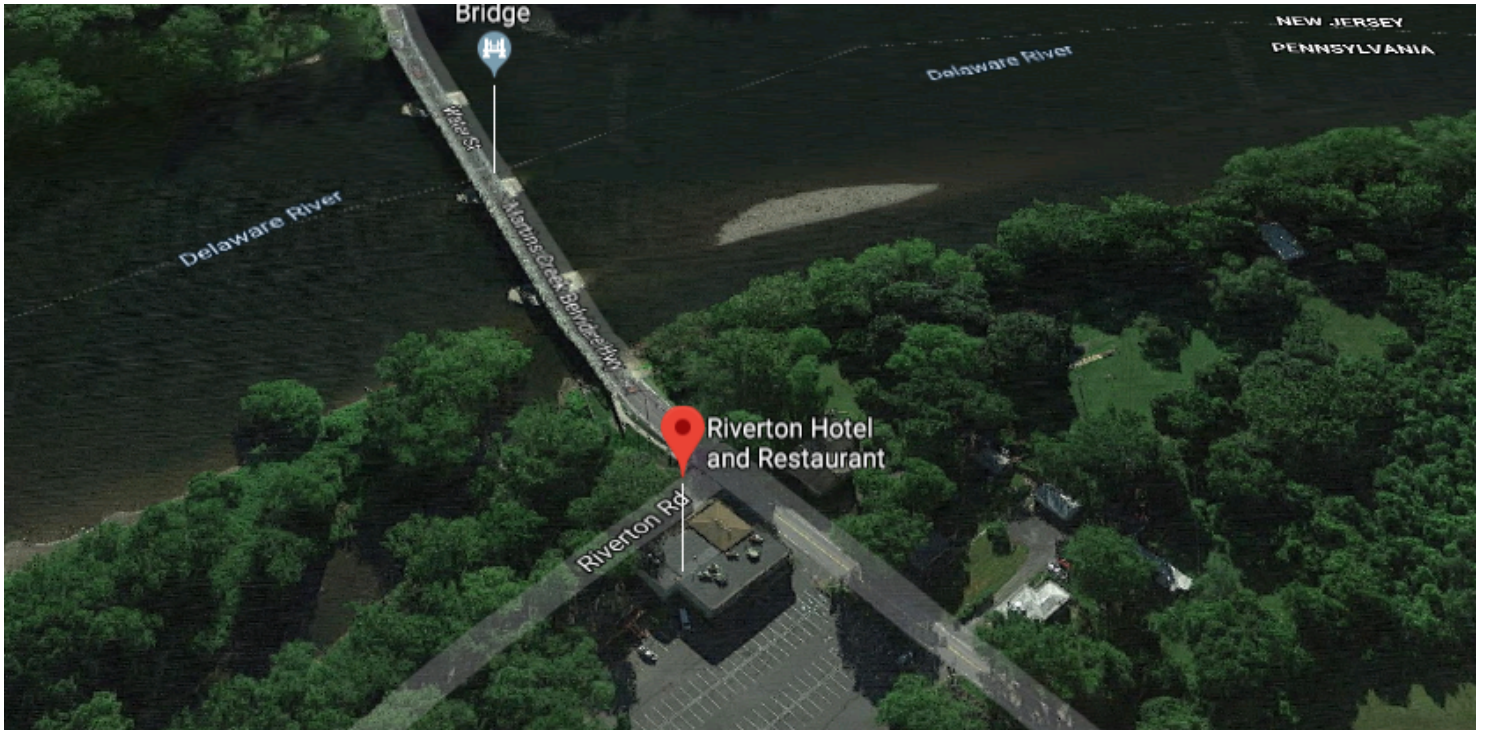
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UNIT NUMBER	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
1			\$13,200	0.35	\$188.57
2			\$13,200	0.35	\$188.57
3			\$13,200	0.35	\$188.57
4			\$13,200	0.35	\$188.57
5			\$13,200	0.35	\$188.57
6			\$13,200	0.35	\$188.57
			\$79,200		\$188.57

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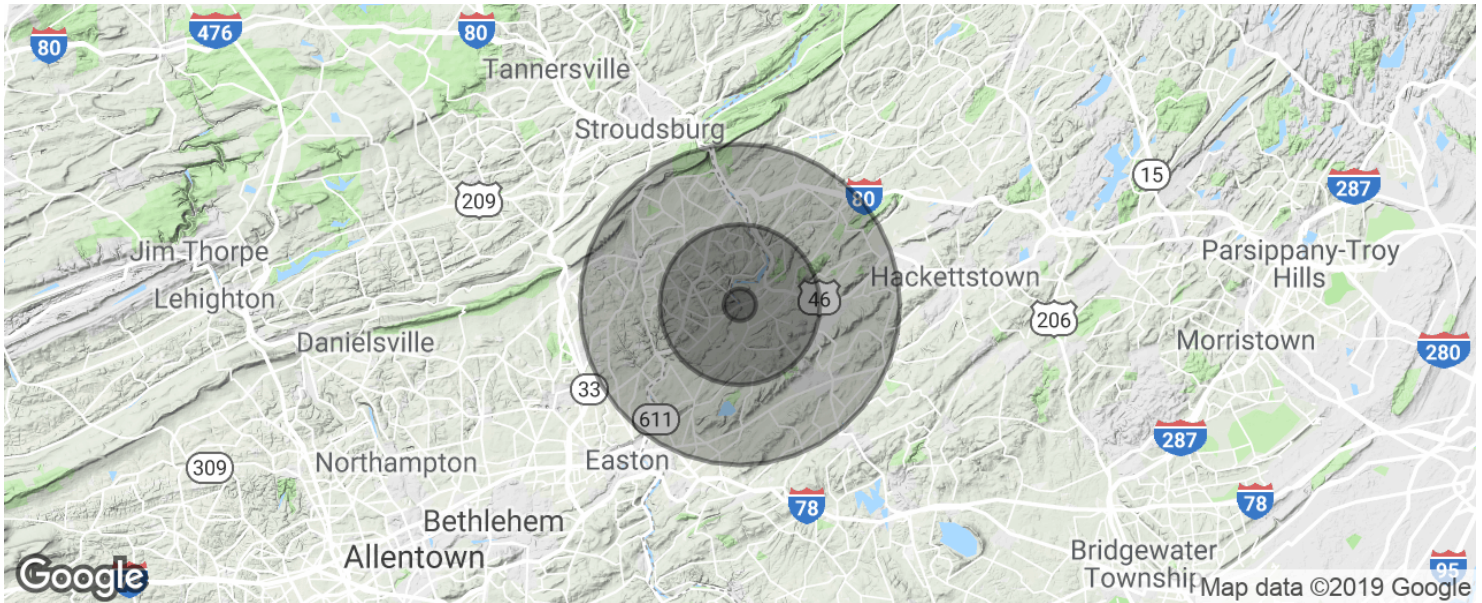
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,013	15,658	84,353
Median age	41.7	46.0	42.6
Median age (Male)	41.1	45.6	41.8
Median age (Female)	42.4	46.7	43.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	794	6,366	32,351
# of persons per HH	2.5	2.5	2.6
Average HH income	\$73,197	\$78,573	\$81,566
Average house value	\$263,205	\$290,478	\$295,588

* Demographic data derived from 2010 US Census

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