

Mixed Use Commercial Investment Property

Route 611, Swiftwater, PA 18370



OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	1.48 Acres
Year Built:	2009
Building Size:	7,038 SF
Zoning:	C1-Commercial
Market:	Monroe County
Submarket:	Pocono Township
Traffic Count:	25,000
Price / SF:	\$106.56

PROPERTY OVERVIEW

Commercial flex space w/potential rental income. 4,200 SF Open Span 3-bay warehouse with additional 1,000 SF front office space. ADA compliant with central utilities. Garage has 3 bays with 12' OH doors and 20' ceiling height. 6+ inches concrete flooring, 2 ADA bathrooms and a small entrance vestibule. Plenty of on-site parking. Also includes a 1,538 SF 2-story residential home. Available for use or additional rental income.. Home has a finished attic complete with fireplace and updated kitchen and bath. Beautiful original woodwork from the early 1900's.

PROPERTY HIGHLIGHTS

- 1.48 acre site
- Warehouse/Showroom 5,500 +/- SF
- Residential Home 1,538 +/-SF
- Zoned-C1 Commercial
- Public utilities available
- Block/Frame w/Stucco and Stone Exterior
- Ample on-site parking
- 300' road frontage

Terri Mickens, CCIM

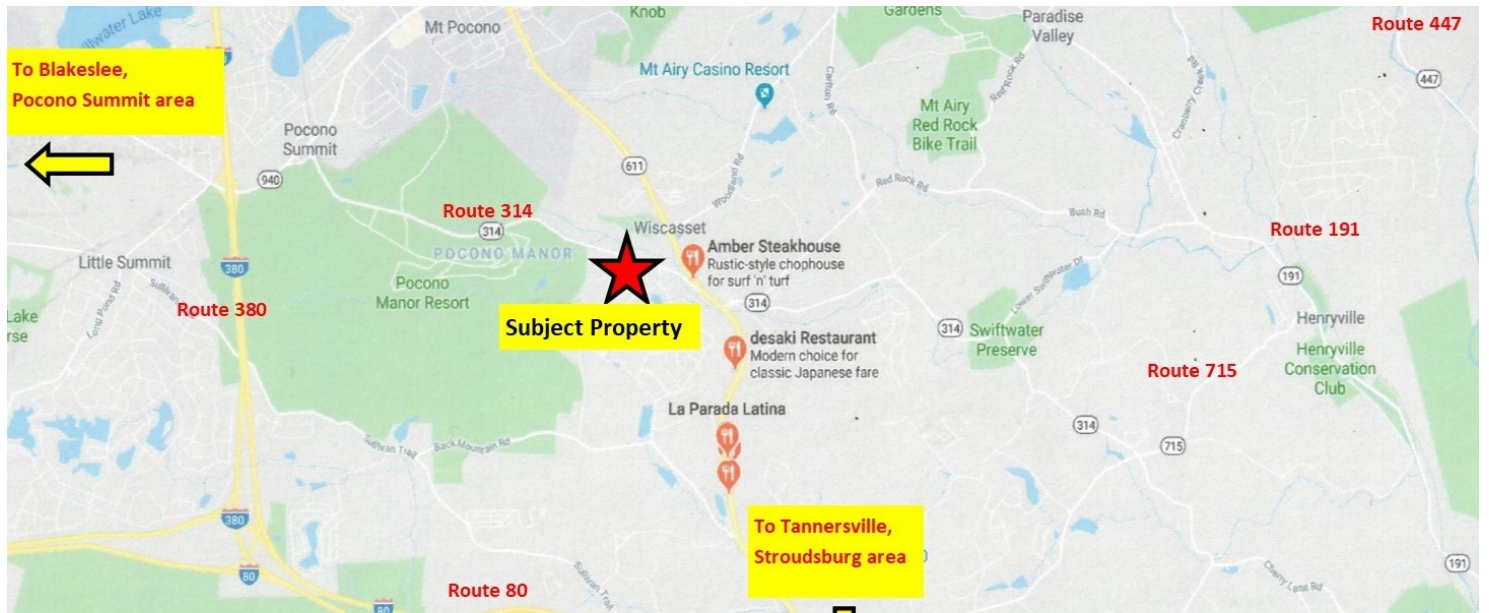
Broker/Owner
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 tmickens@ptd.net

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

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LOCATION OVERVIEW

Located on the South side of PA Route 611 just before the split of Route 314. Easy access to Routes 80, 380 and the PA Turnpike.

SITE DESCRIPTION

Flat, level and mostly cleared. Improved with access from both Routes 611 and 314 (Service Road). 300' road frontage with 4,200 SF 3-bay warehouse and a 1,538 SF 2- story residential residence. On-site parking for 15 + vehicles.

ZONING

C1-Commercial

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SALE PRICE

\$750,000

LOCATION INFORMATION

Street Address	Route 611
City, State, Zip	Swiftwater, PA 18370
County/Township	Monroe
Market	Monroe County
Submarket	Pocono Township

BUILDING INFORMATION

Building Size	7,038 SF
Price / SF	\$106.56
Year Built	2009
Tenancy	Multiple
Average Floor Size	5,500 SF
Gross Leasable Area	7,038 SF
Load Factor	Yes
Construction Status	Existing
Free Standing	Yes
Number Of Buildings	2

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C1-Commercial
Lot Size	1.48 Acres
APN#	12636402674899
Submarket	Pocono Township
Traffic Count	25,000
MLS ID#	PM-64626

PARKING & TRANSPORTATION

Parking Type	Surface
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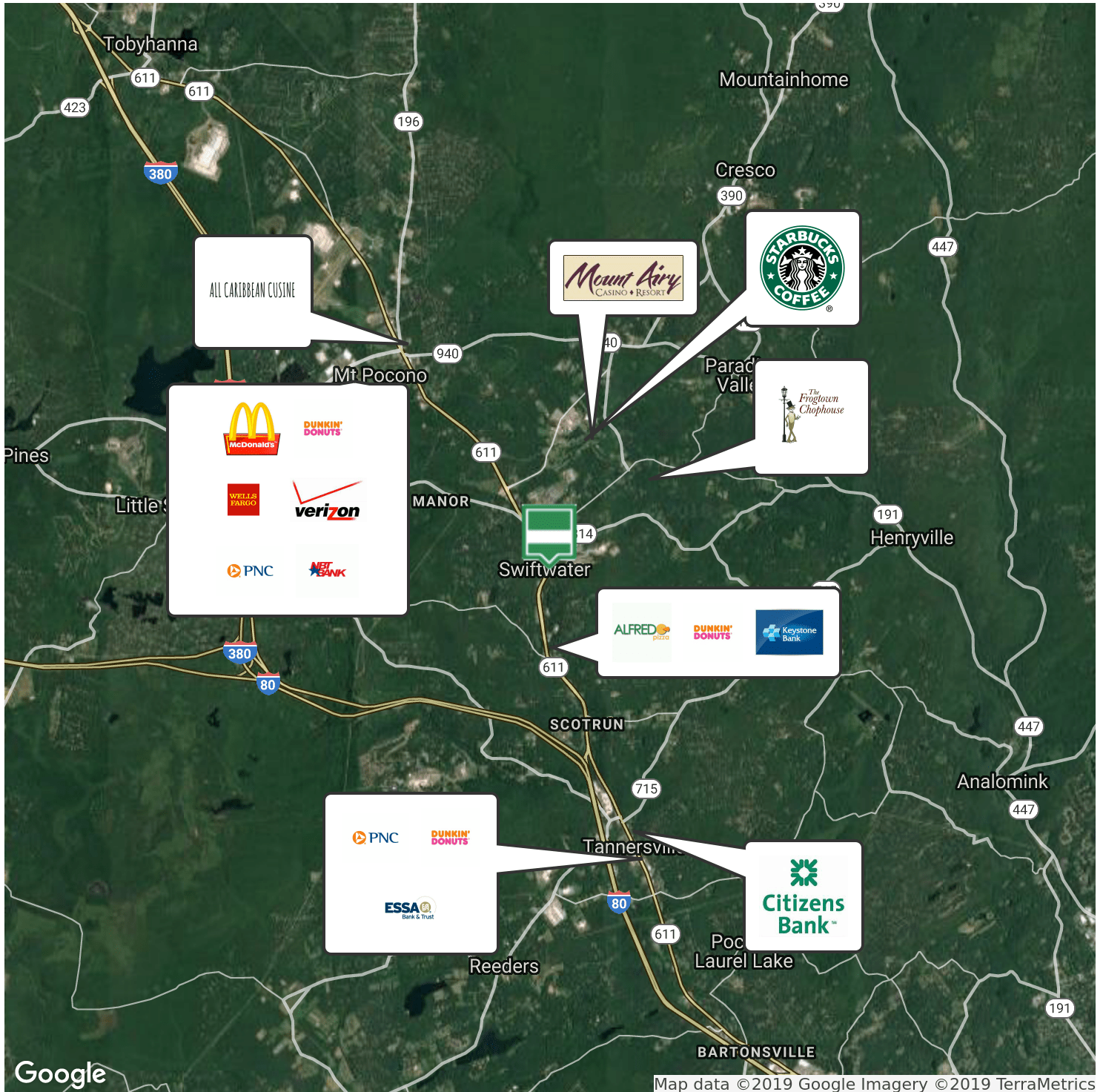
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	748	20,696	93,455
Median age	42.5	40.8	40.3
Median age (Male)	42.8	40.7	39.3
Median age (Female)	42.1	40.7	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	289	7,939	33,777
# of persons per HH	2.6	2.6	2.8
Average HH income	\$82,039	\$73,211	\$71,541
Average house value		\$232,670	\$234,250

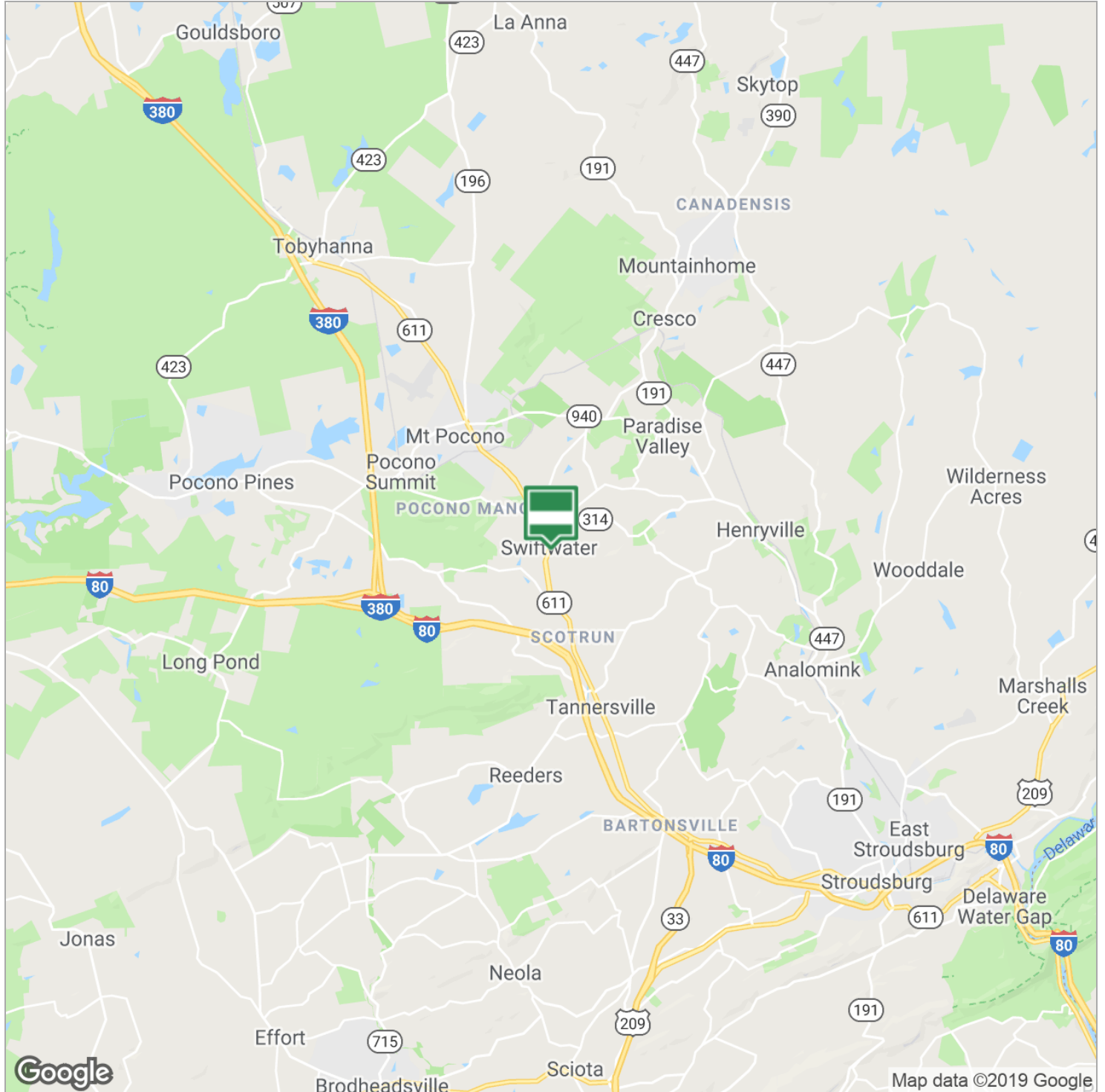
* Demographic data derived from 2010 US Census

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