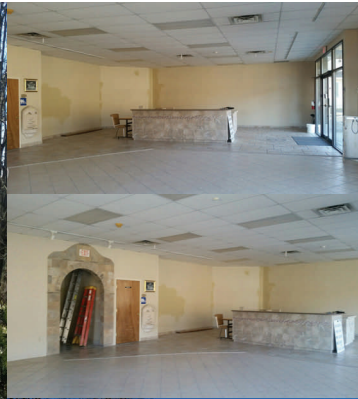


# FOR SALE- COMMERCIAL BUILDING W. MAIN ST. | STROUD TWP | MONROE COUNTY

COMMERCIAL BLDG-7,444 SF- RETAIL/WAREHOUSE USE  
SHOWROOM/LARGE WAREHOUSE WITH ADDITIONAL RENTAL INCOME



**LIST PRICE - \$539,000  
PM-42124**

*Commercial Building, 7,442 SF well built for retail/warehouse use. Top level suitable for retail (2 separate stores). One top level unit presently rented for \$1,700/mo (approx. 1,700 SF). Available space includes top level main space (1,800 SF) and lower level (3,721 SF). Lower level finished for an office and garage/warehouse space. Purchase ideal for an owner/user. Owner retired and relocating.*

## PROPERTY HIGHLIGHTS

- CLOSE TO ROUTES 33, 209 AND I-80
- RENTAL INCOME, IDEAL FOR OWNER/USER
- RETAIL/WAREHOUSE USE
- 7,444 SF RENTABLE SPACE

## DEMOGRAPHICS\*

CATEGORY	3 MILES	5 MILES
2016 Population Estimate	15,585	45,120
2016 Median HH Income	\$65,485	\$60,236
2016 Per Capita Income	\$29,399	\$28,642

\* ERSI 2013

**Terri Mickens, CCIM**  
Owner/Broker  
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