

**Neighborhood Center w/ 11 Units/
Apartments/Auto Garage/Warehouse**

3815 Route 115, Blakeslee, PA 18610



OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	1.31 Acres
Year Built:	1988
Building Size:	11,640 SF
Zoning:	Commercial
Market:	Monroe County
Submarket:	Tunkhannock Township
Price / SF:	\$64.43

PROPERTY OVERVIEW

Neighborhood Center with 11 rentable units consisting of 6 retail/office units finished, an operating deli with an unfinished 1,500SF +/- 2nd floor unit, a home with 2 separately metered apartments. (3BR and 2BR) plus an auto repair garage. In addition there is a 3,500 SF warehouse that is included in the sale as well. Current rent roll approximately \$5,000/MO at only 40% occupancy. With the current market upswing and continuing lower interest rates, this could be a good buy with a huge upside. Building is in decent shape. Owner will finance to qualified buyers. Deli business may also be purchased separately. PennDot access permits in place.

LOCATION OVERVIEW

Located on Route 115, less than 5 miles to Route !-80 and Route 940.

PROPERTY HIGHLIGHTS

- ADT 21,000-28,000
- On site, Water/Sewer
- Zoned Commercial/1.31 AC
- 11,640 Total SF, 9840 SF Finished
- Penn Dot access permits in place
- 3,500 SF warehouse included

Terri Mickens, CCIM

Broker/Owner
570.801.6170
570.242.3962
tmickens@ptd.net

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



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Property Name:	Neighborhood Center w/ 11 Units/ Apartments/Auto Garage/Warehouse
Property Address:	3815 Route 115, Blakeslee, PA 18610
Property Type:	Neighborhood Center
APN:	20632102750084
Lot Size:	1.31 AC
Building Size:	11,640 SF
Gross Leasable Area:	11,640 SF
Building Class:	A
Zoning:	Commercial
Rail Access:	N/A
Year Built:	1988
Number of Stories:	2



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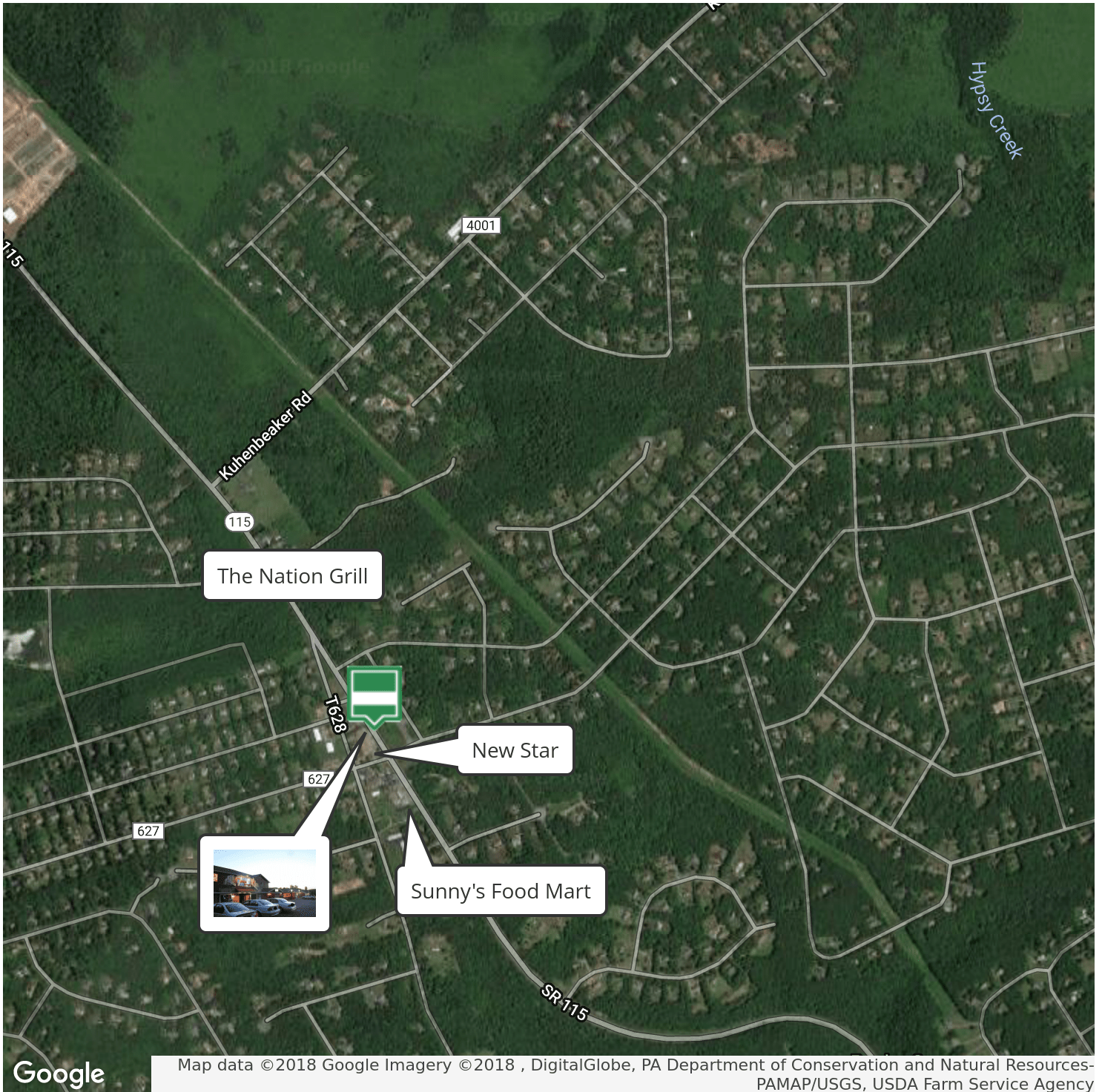
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Google

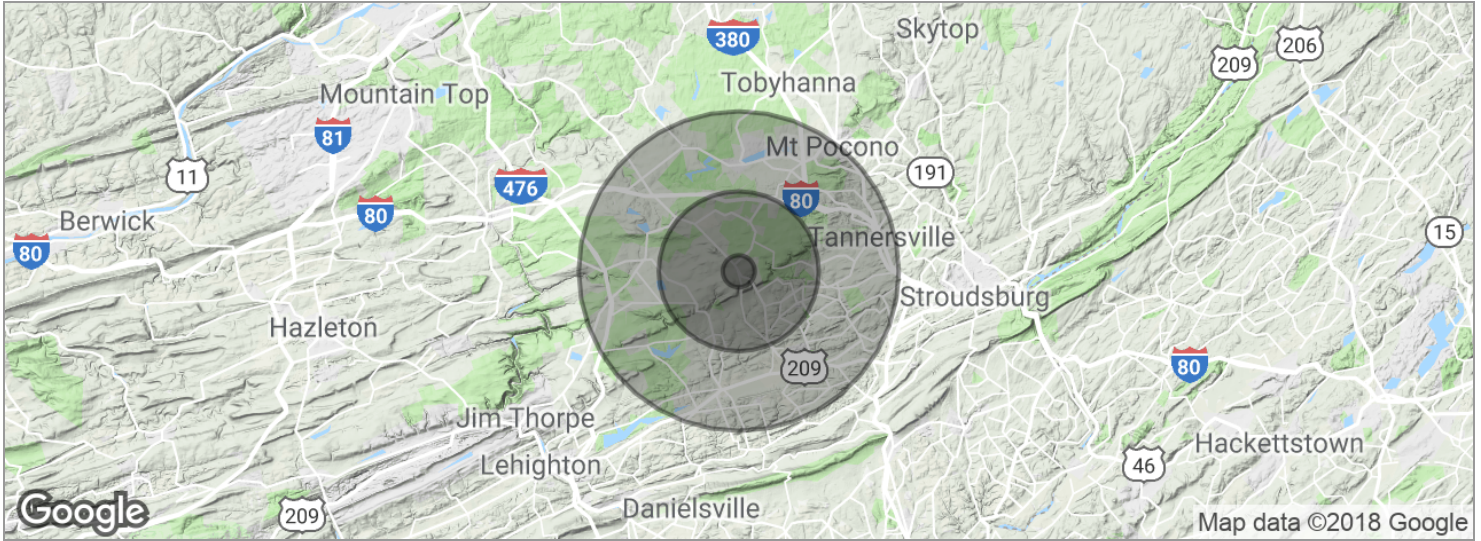
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	610	21,422	68,579
Median age	39.3	38.7	40.3
Median age (Male)	35.7	36.1	38.6
Median age (Female)	42.2	41.0	42.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	213	7,476	24,617
# of persons per HH	2.9	2.9	2.8
Average HH income	\$60,666	\$64,224	\$66,806
Average house value	\$195,484	\$207,199	\$212,197

* Demographic data derived from 2010 US Census

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