

# Two Unit Residential Investment w/ Business

444 Park Ave, Mount Pocono, PA 18344



## OFFERING SUMMARY

Sale Price:	\$375,000
Number Of Units:	3
Lot Size:	0.47 Acres
Year Built:	1956
Building Size:	4,669 SF
Zoning:	C2-Commercial
Market:	Monroe County
Submarket:	Mount Pocono Borough
Traffic Count:	16,000
Price / SF:	\$80.32

## PROPERTY OVERVIEW

Two unit Residential Investment with small operating Bait Shop business. 0.47 Commercial acres on the corner of Route 940 and Park Avenue. 3,449 SF Single-family home, with rental apartment. Basement is 1,200 SF finished and used for a well established Bait Shop in business since 1975. The shop is the largest retailer of live bait in the Poconos. The sale includes the home, 8 x 16 storage shed, apartment and the business with FF & E. Gross revenues for business is approximately \$65,000.

## LOCATION OVERVIEW

Corner property located on Route 940 on the corner of Park Avenue. Located between Routes 115 and Routes 611. Close to I-380, Routes 196 as well as the PA-Turnpike. Located in a high retail area of Mount Pocono in Mount Pocono Borough.

## PROPERTY HIGHLIGHTS

- ADT 16,000
- 4,669 Total SF
- Zoned C-2 Commercial
- 0.47 Acres
- On-site utilities/oil heat

## 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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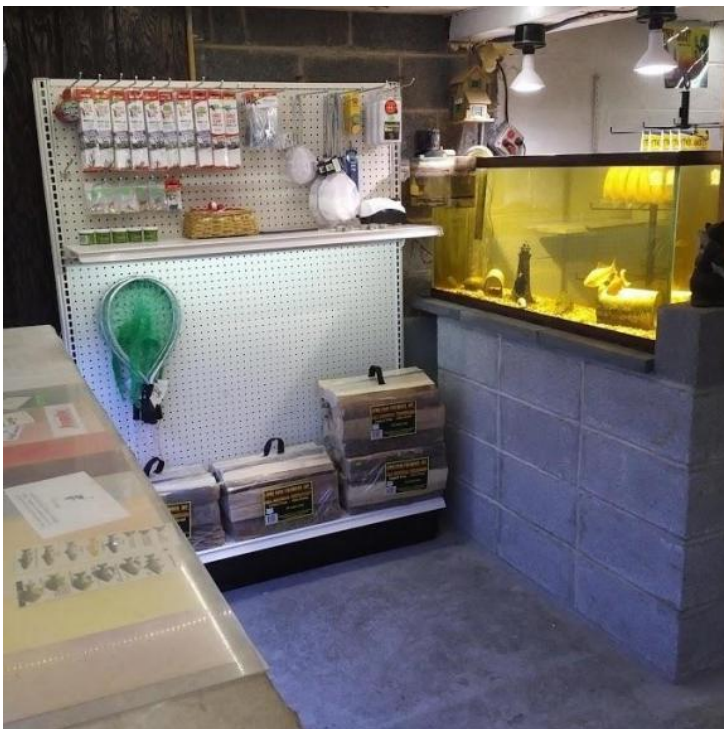
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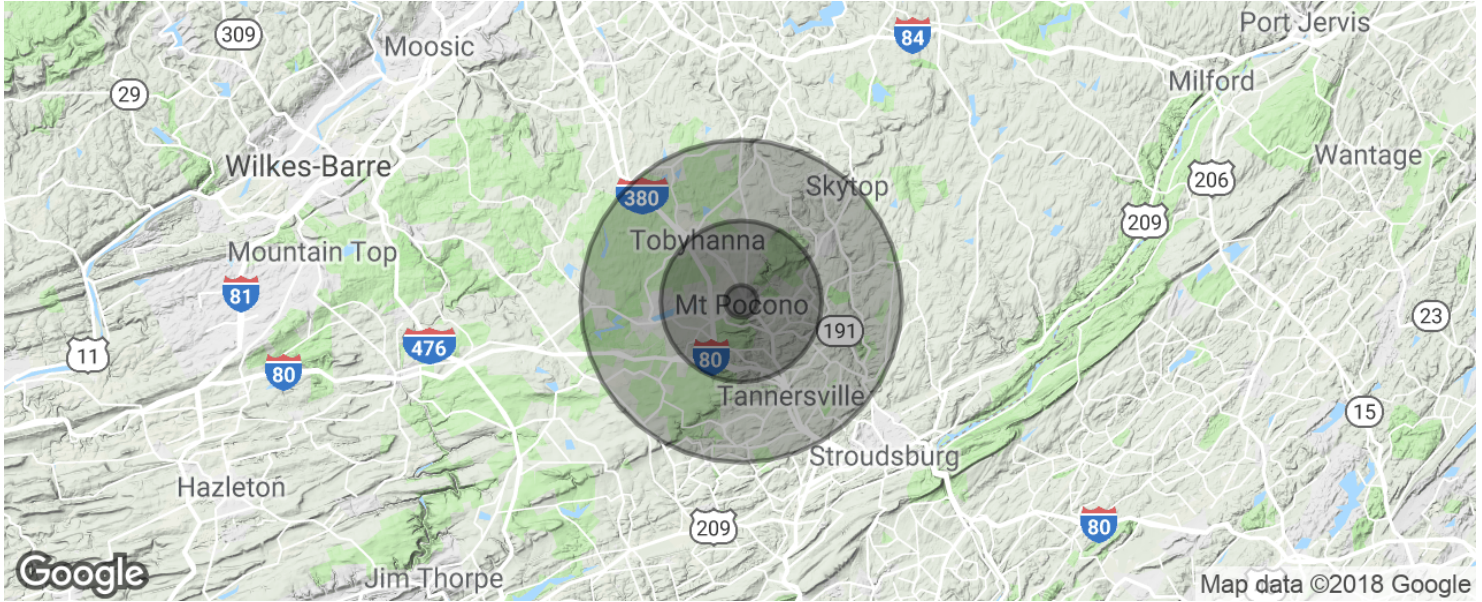
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	702	20,932	72,598
Median age	38.3	39.5	40.1
Median age (Male)	38.0	39.0	39.2
Median age (Female)	38.6	39.3	40.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	272	7,469	26,238
# of persons per HH	2.6	2.8	2.8
Average HH income	\$65,007	\$66,313	\$66,798
Average house value	\$203,628	\$206,740	\$215,850

*\* Demographic data derived from 2010 US Census*

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