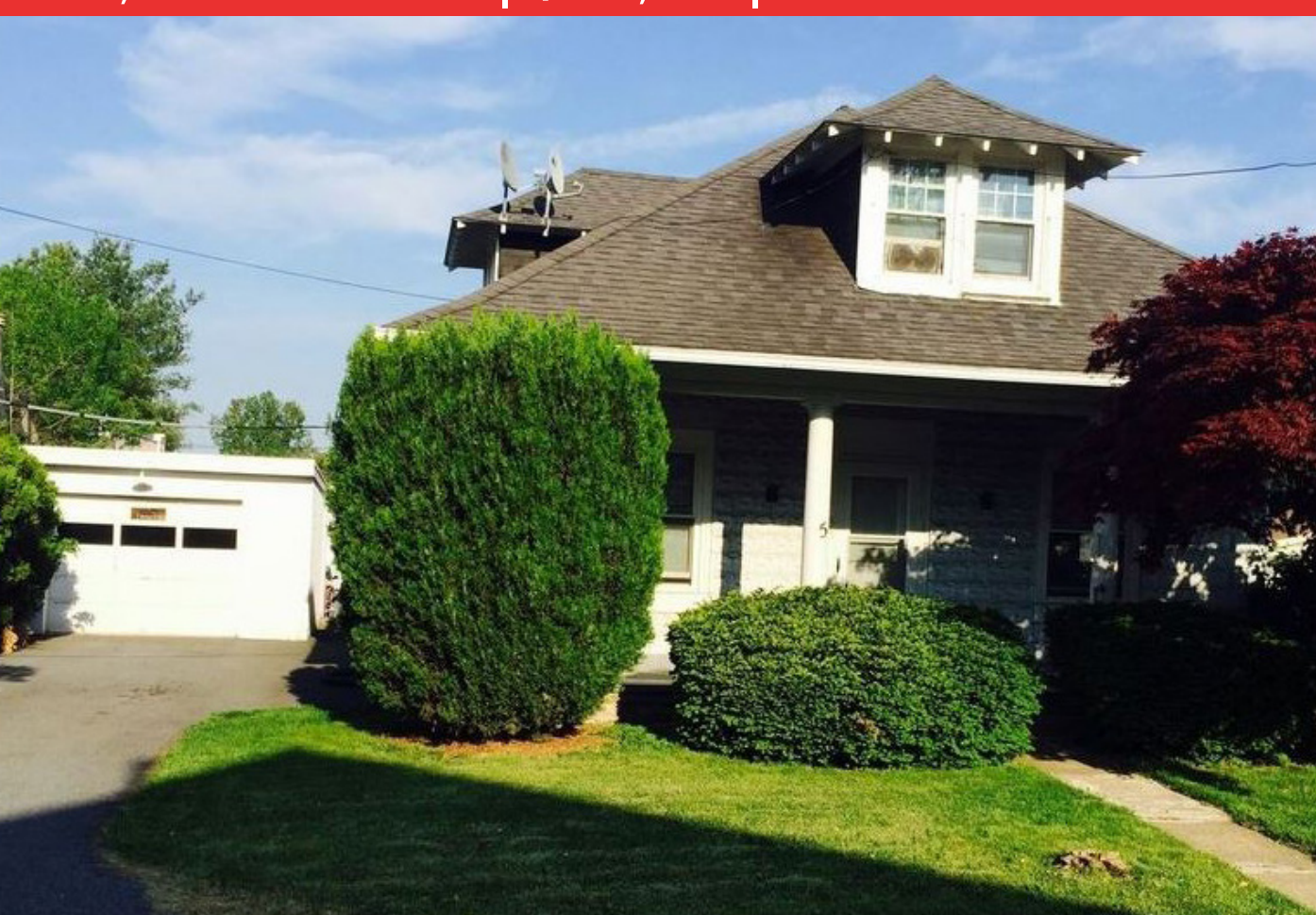


5 EASTMAN AVE | LANCASTER, PA 17603

2,340 SF AVAILABLE | \$495,000 | FOR SALE



POPULATION

245,535



EMPLOYEES

149,486



HH INCOME

\$86,203



HOUSEHOLDS

97,798



TRAFFIC COUNTS

RT 462
20,311 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

PROPERTY OVERVIEW

Great investment opportunity to own a fully leased 4 unit in Lancaster. Gross income \$49,780.00 . NOI \$38,242.00. Rentals include 3 residential units and one two bay garage. Property is located in Manor Township, Penn Manor School District . Well maintained. Public water, public sewer, tenants pay all utilities.

Bennett Williams
RETAIL

TOM TROCCOLI

ttroccoli@bennettwilliams.com

Phone: 717 | 390 | 9858 | www.bennettwilliams.com

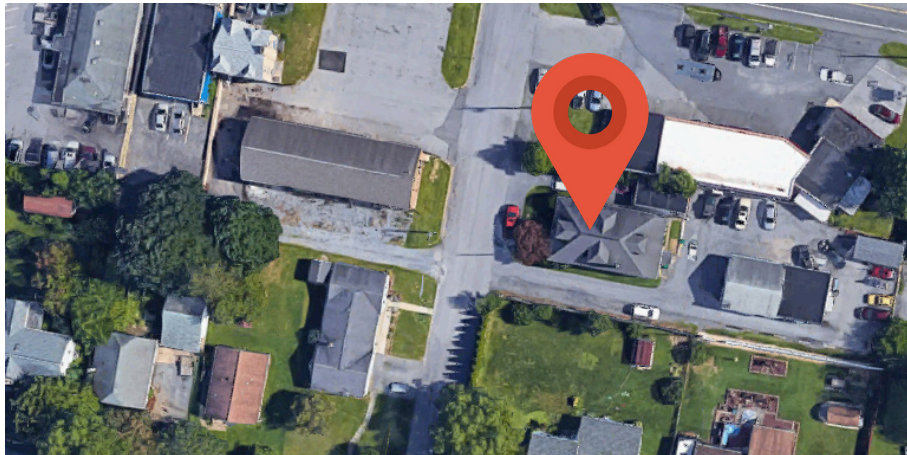
ACTIVE MEMBERS OF:
RETAIL BROKERS
NETWORK

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.

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BENEFITS

- Multifamily
- Unit 1: 1 Bed
- Unit 2: 2 Bed
- Unit 3: 2 Bed
- Public Sewer and Water
- Penn Manor School District
- 24 Hour Notice For All Showings
- Off Street Parking



PROPERTY SUMMARY

Sale Price:	\$495,00
Property Type:	Multifamily
Number of Units:	3
NOI:	\$38,242
Lot Size:	0.28 Acres
Building Size:	2,340 SF
Zoning:	Residential



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