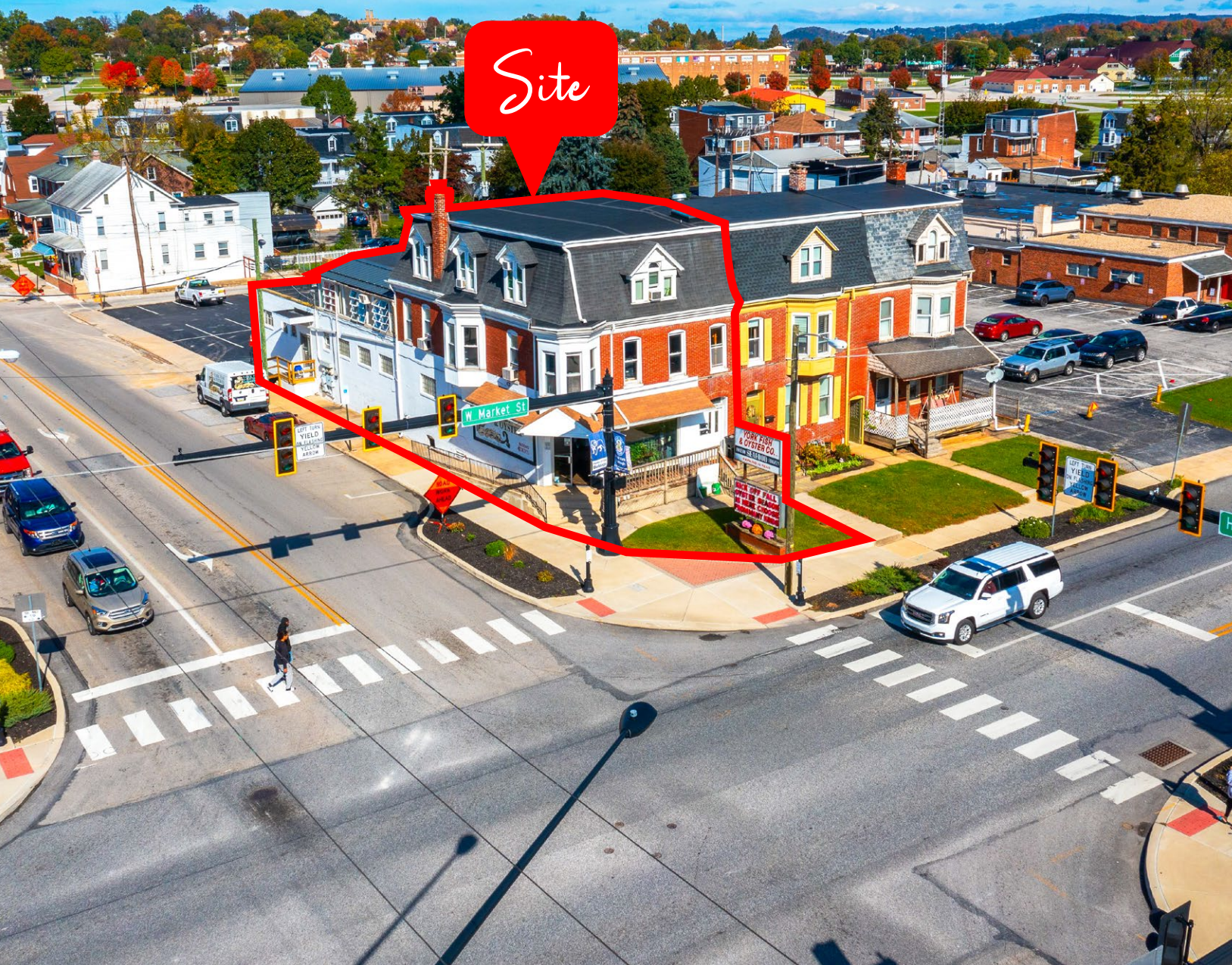


1369 W. Market St | York, PA 17404

For Sale

3-Unit  
Retail/Residential

Investment  
Opportunity



3 Units  
0.14 Acres

BW

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Offering Memorandum





# RETAIL BROKERAGE. *Redefined.*

## DISCLAIMER:

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.

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## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
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150 Farmington Lane, Suite 201  
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### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057



1369 W. Market St | York, PA 17404



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**1369 W. Market St | York, PA 17404**





# EXECUTIVE SUMMARY

## Commercial/Residential Investment



**1369 W. Market St | York, PA 17404**



**PROPERTY TYPE:**  
Commercial/Residential



**LOT SIZE:**  
± 0.19 Acres



**# OF UNITS**  
3



**NOI:**  
\$31,640



**PRICE:**  
\$365,000



**CAP RATE:**  
8.67%

1369 W. Market Street is a 6,789 sf mixed-use building for sale in York, York County, PA. The property consists of a retail space on the first floor and two apartment units upstairs. There is a private parking lot behind the building with space for roughly 18 vehicles. Ideally located at the signalized corner of W. Market Street and N. Highland Avenue, giving it great exposure to the market. Other businesses in the area include M&T Bank, Rite Aid, Dollar General, and Dollar Tree, just to name a few. The site is a stone throw from the York Fairgrounds, which hosts events all throughout the year, bringing tourist to the area.



# PROPERTY LOCATION AERIAL

West York Area  
High School



West York Area  
Middle School

1369 W. Market Street

W Market St

N Highland Ave

462





# PROPERTY PLAN

1369 W. Market Street

N Highland Ave

W Market St



# DEMOGRAPHICS / LOCATION

## REGIONAL MAP



## DRONE VIEW



## DEMOGRAPHICS

		1 MILE	3 MILE	5 MILE
	POPULATION	15,399	78,148	143,293
	TOTAL EMPLOYEES	5,192	42,066	73,276
	AVERAGE HHI	\$48,512	\$64,733	\$75,926
	TOTAL HOUSEHOLDS	6,107	30,016	56,820

Traffic Counts: **W Market St: ± 14,000 CPD**

## LOCAL MAP





# RENT ROLL & EXPENSES



SUITE	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE END
York Fish & Oyster	\$1,545.00	\$18,540.00	10/01/2020	09/30/2025
Unit 2	\$1,150.00	\$13,800.00	10/21/2022	10/20/2023
Unit 3	\$705.00	\$8,460.00	09/01/2021	08/31/2023
<b>TOTAL</b>	<b>\$3,400.00</b>	<b>\$40,800</b>		



**TOTAL INCOME: \$40,800.00**



**NOI: \$31,640.00**

## INCOME

Rental Income	\$39,660.00
<b>TOTAL INCOME</b>	<b>\$39,660.00</b>
<b>NOI</b>	<b>\$31,640</b>

## EXPENSES

Property Insurance	\$2,100.00
Real Estate Taxes	\$6,120.00
Property Maintenance - General Repairs	\$940.00
<b>TOTAL EXPENSES</b>	<b>\$9,160.00</b>



# About Bennett Williams

**Bennett WILLIAMS**  
COMMERCIAL

Since its founding in 1956, **Bennett Williams Commercial, Inc.** has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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