

# 142 MAPLE STREET

Mount Wolf, PA 17347

*For Sale*

INVESTMENT OPPORTUNITY



**Mixed-Use Building**  
**3 Commercial Spaces**  
**2 Residential Spaces**

ABE KHAN | BRAD ROHRBAUGH | CHAD STINE  
717.843.5555  
[www.bennettwilliams.com](http://www.bennettwilliams.com)

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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Versatile mixed-use building that features up to 3 commercial auto related spaces, plus two apartments on second level. Apartments are 1 bed/1 bath each with separately metered gas and electric. The commercial spaces consist of a 2-bay garage, and two separate private offices and a public access restroom. The garage has a lift and air compressor that is included in sale.

The large half acre property has a large paved parking lot and small gravel lot which is divided to accommodate licensing for two separate auto dealerships. The front auto dealer space is leased (\$1,350 Monthly), one auto bay is leased to a detailer (\$700 Monthly), and a rear auto space currently owner occupied and would lease for one year for investors at \$1,100 per month. The two apartments are currently occupied (\$625 monthly). There is also full electric hookup for a food truck in parking lot. Upgraded LED lighting and efficient gas heat. Can be owner occupied to easily cover your occupancy cost.



# 142 Maple Street | Mount Wolf, PA 17347

## ± 2,464 SF Retail Space Available

Available For Sale

### PROPERTY HIGHLIGHTS

- Across from the property there is a 170-unit apartment complex
  - Up to 3 Commercial Spaces and 2 Residential Units
    - In-place income w/ NOI of \$38,246
    - Potential to expand NOI to \$48,584
    - Owner Occupy or Investment Sale
      - Rapidly growing location
      - Food Truck Hookup

### Location

Located in a densely populated area between Mount Wolf and Manchester, PA, this property is exposed to 5,600+ cars per day. It is located directly across from a proposed 170-unit apartment complex that will break ground Fall 2021 and within 3 miles there are 15,000+ people. East access to I-83 and all conveniences make this an appealing location.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	14,742	39,916	112,796
TOTAL EMPLOYEES	7,388	13,765	54,183
AVERAGE HHH	\$89,638	\$90,409	\$80,260
TOTAL HOUSEHOLDS	5,698	15,303	43,427

TRAFFIC COUNTS: **Maple Street** ±5,600 VPD

### PROPERTY DETAILS

Asking Price	\$395,000	Property Type	Retail
Subtype	Auto Shop, Investment	Investment Type	Owner/User
Investment Sub Type	Investment	Square Footage	2,464
NOI	\$38,246	Pro-Forma NOI	\$48,584
Year Built	1900	Stories	2
Permitted Zoning	Medium-Density Residential District	Lot Size (Acres)	0.529
Broker Co-Op	Yes	APN	67-77-000-02-0289-00-00000

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SUITE	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE END
First Floor Dealer	\$1,350.00	\$16,200.00	06/13/2021	06/13/2022
First Floor Detailer	\$700.00	\$8,400.00	10/15/21	10/15/22
First Floor Dealer - Owner Occupied	\$1,100.00	\$13,200.00	Month-to-Month	Month-to-Month
Apartment C	\$625.00	\$7,500.00	12/1/2020	12/1/2022
Apartment B	\$625.00	\$7,500.00	Month-to-Month	Month-to-Month
<b>TOTAL</b>	<b>\$4,400.00</b>	<b>\$52,800.00</b>		

## INCOME

Rental Income	\$52,800.00
<b>TOTAL INCOME</b>	<b>\$52,800.00</b>
<b>NOI</b>	<b>\$45,190</b>

## EXPENSES

Taxes	\$5,000.00
Insurance	\$1,250.00
Water	\$60.00
Trash	\$600.00
Sewer	\$700.00
<b>TOTAL EXPENSES</b>	<b>\$7,610.00</b>



**TOTAL INCOME: \$52,800.00**



**NOI: \$45,190.00**

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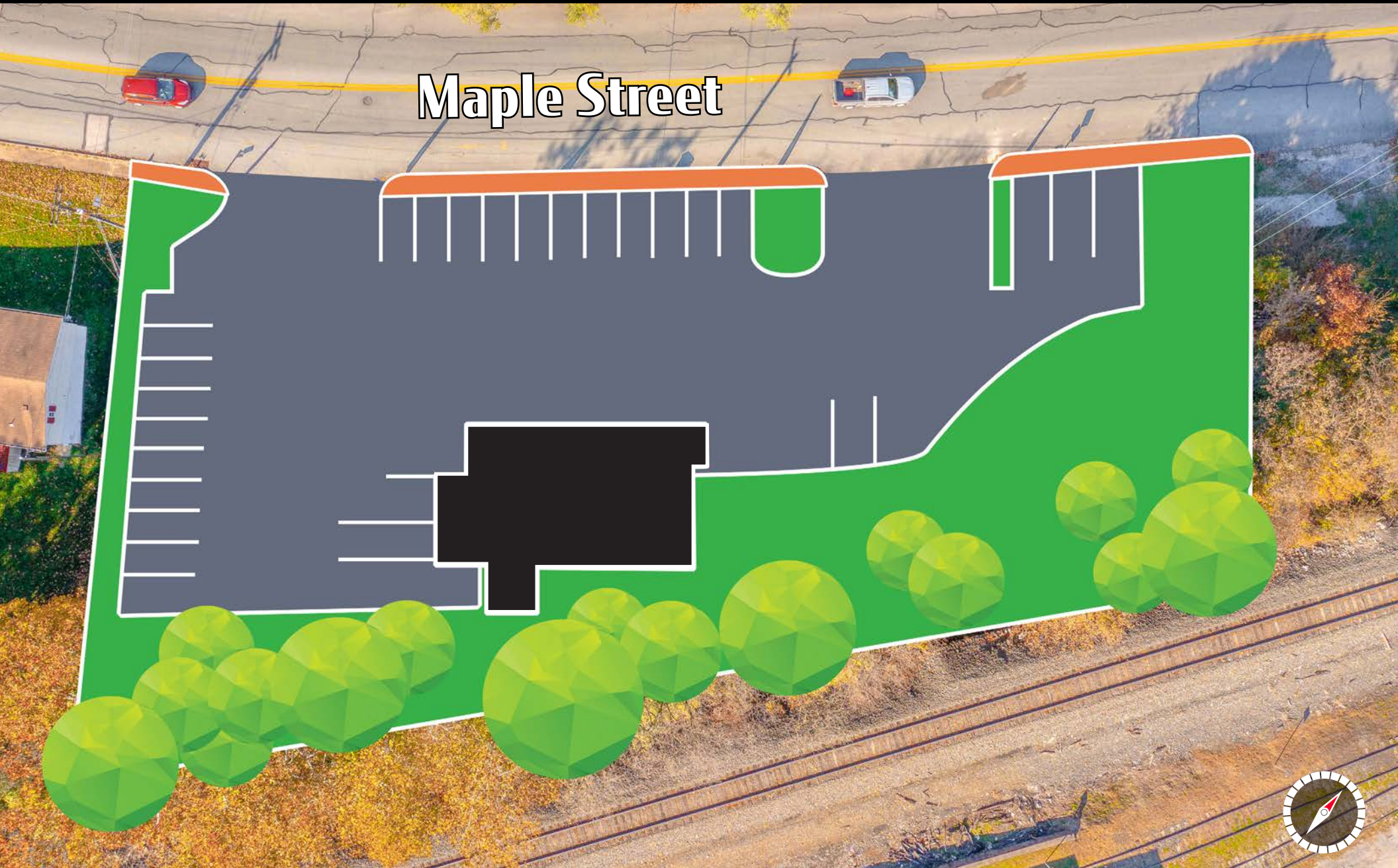


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## MARKET AERIAL



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