

618 S WEST END AVE.

LANCASTER, PA | 17603

4-UNIT RESIDENTIAL BUILDING | FOR SALE



Abe Khan | Brad Rohrbaugh | Chad Stine
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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PROJECT

618 S West End Ave is a 4-unit residential property located in Lancaster, PA. There are 4 1-bedroom residential units with a common laundry area. The property is within close proximity to Millersville Pike (Rt 999) and Lincoln Hwy (Rt 462), which are main thoroughfare roads in the Lancaster market. The potential rents available in the area are greater than the rents that are currently being collected, which provides upside to a Buyer. The property is located amongst the retail, office, medical, and population of the Lancaster market.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	26,875	105,879	181,327
TOTAL EMPLOYEES	6,701	53,247	91,574
AVERAGE HHI	\$96,180	\$94,106	\$110,762
TOTAL HOUSEHOLDS	11,069	41,694	72,323

TRAFFIC COUNTS: **LINCOLN HIGHWAY** ± 18,000 VPD



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UNIT	LEASE TERM		CURRENT BASE RENT		SECURITY DEPOSIT	BED ROOMS / BATH ROOMS
	START DATE	EXPIRATION DATE	ANNUAL RENT	MONTHLY RENT		
1	3/26/24	3/30/25	\$15,300.00	\$1,275.00	\$1,275.50	1bd/1ba
2	3/11/24	3/30/25	\$15,600.00	\$1,300.00	\$1,300.00	1bd/1ba
3	1/1/24	3/30/25	\$15,600.00	\$1,300.00	\$1,300.50	1bd/1ba
4	1/1/24	1/1/25	\$13,800.00	\$1,150.00	\$1,150.00	1bd/1ba
Spot 1	7/1/22	5/31/24	\$120.00	\$30.00	\$0.00	
Spot 2	7/1/22	1/31/24	\$120.00	\$20.00	\$0.00	
Spot 3	7/1/22	6/30/23	\$120.00	\$10.00	\$0.00	
Spot 4	7/1/22	6/30/23	\$120.00	\$10.00	\$0.00	
Spot 5	7/1/22	6/30/23	\$120.00	\$10.00	\$0.00	
Spot 6	7/1/22	6/30/23	\$120.00	\$20.00	\$0.00	
Total Income			\$59,220			

INCOME AND EXPENSE	
Taxes	\$4,500
Insurance	\$1,900
Electric	\$1,126.06
Sewer	\$758.70
Trash	\$992.90
Water	\$1,011.17
Landscaping	\$1,414.57
Snow	\$400.93
Total annual expense	\$12,104.33



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MARKET OVERVIEW



Park City Mall
JCPenney
SEPHORA
Buckle
Kohl's
LUSH
ROUND1
T-Mobile
SHOE
CARNIVAL
BAM!
BOOKS-A-MILLION

Red Rose Commons
BEST BUY
HomeGoods
OfficeMax
Party City
PET SMART
verizon
BARNES & NOBLE

Shoppes at Belmont
Chick-fil-A
ULTA
CVS/pharmacy
DICK'S
NORDSTROM
rack
Target
WHOLE FOODS
Michaels
Jockey
Mittels

COSTCO WHOLESALE
LOWE'S
MATTRESS Warehouse
SHEETZ
BOB'S FURNITURE
DISCOUNT

Regency Square
DOLLAR TREE
goodwill
pennsylvania
MONRO
AT&T

SITE

Manor Shopping Center
weis
SALLY BEAUTY
REGAL
Ruby Tuesday
BIG LOTS
CVS pharmacy
McDonald's



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About Bennett Williams



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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