

11,060 SQUARE FOOT COMMERCIAL BUILDING FOR LEASE

807 SOUTH FOURTH STREET HAMBURG, PA 19526



LOCATION:

807 South Fourth Street Hamburg, PA 19526

TRAFFIC COUNTS:

Total traffic counts South Fourth Street + Route 61 27,026 cars per day both directions.

IMPROVEMENTS:

11,156 square foot single story commercial-retail building.
Drive in door. Electric service 800 AMP 3-phase 4-wire service,

TAXES:

Real estate taxes - \$44,076. Sewer pumping station allocation - \$800.

RENT:

\$15 per square foot modified net-\$167,340 per year-\$13,945 per month.

REMARKS:

Signalized intersection. High traffic commercial corridor.
Very visible & accessible. Limited site availability.

CONTACT:

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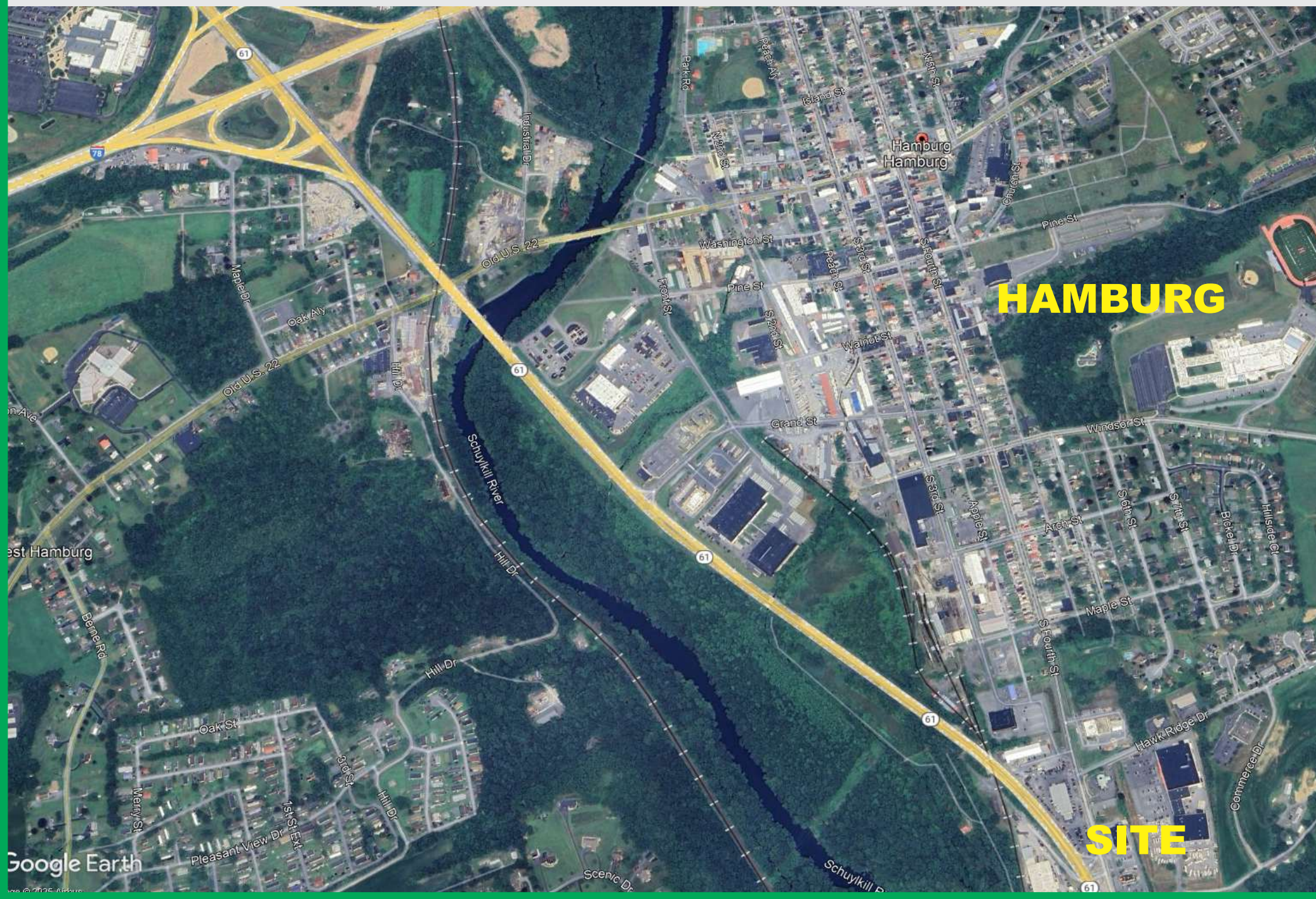


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