



501 HARFORD STREET W
MILFORD, PA
18337

PRICE REDUCTION:

Fully Leased Investment Property for Sale at ~~\$3,475,000~~ \$3,000,000

Angel Commercial, LLC is pleased to announce a price reduction on an exceptional retail investment property located at **501 Harford Street W in Milford, PA**. Previously listed at \$3,475,000, the property is now offered for sale at \$3,000,000, delivering a **2024 Projected Net Operating Income (NOI) of \$264,103** and an **8.8% capitalization rate**, making it an outstanding value for discerning investors.

The property benefits from its proximity to renowned natural attractions, including the Poconos Mountains and the Delaware Water Gap National Recreation Area, which draw thousands of tourists annually for their scenic beauty and recreational opportunities. This 2.77-acre property is within the Development District (DD) Zone and includes two parcels. The first parcel spans 1.94 acres and features a 22,688 SF retail building with two sheltered loading bays and is located at a highly visible intersection with dual curb access on Harford Street W. This building is leased until January 31, 2028, to Pike Farms LLC, operating as Key Food Marketplace, under a triple-net lease. The lease ensures that the tenant covers all maintenance, repairs, and real estate taxes, offering investors a low-maintenance and reliable income stream. The second parcel, comprising 0.84 acres, is currently used for parking but offers potential for separate sale or commercial development.

Geographically advantageous, Milford is a gateway at the tri-state border of Pennsylvania, New Jersey, and New York. This property benefits from seamless connectivity, being only 2.3 miles from the I-84 corridor. The area is a thriving commercial hub, surrounded by national retailers and businesses including Walmart, Rite Aid, McDonald's, Dunkin, and Walgreens, with a Gulf gas station directly across the street. This bustling environment ensures steady consumer traffic, enhancing the property's long-term investment appeal.

This price reduction, combined with the property's prime location in a vibrant and growing tourist region, makes it an unparalleled investment opportunity. Don't miss the chance to acquire a property offering strong income potential, development possibilities, and a hassle-free ownership experience.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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FINANCIAL INFORMATION

Sale Price:	\$3,475,000 \$3,000,000
Real Estate Taxes:	#1: \$49,435.95 (2024 - Paid by Tenant), #2: \$3,281.57 (2024)
Projected NOI:	\$264,103.43 (2024)
Cap Rate:	8.8% (2024)

THE SITE

Building Size:	22,268 SF
Land:	2.77 Acres
Zoning:	Development District (DD)
Year Built:	1970, Renovated 1986
Construction:	Steel / Concrete Block
Stories:	One
Tenancy:	Single

FEATURES

Traffic Count:	18,341 Average Daily Volume
Parking:	146 Surface Spaces
Ceiling Height:	25'
Loading:	Two Covered Loading Docks

UTILITIES

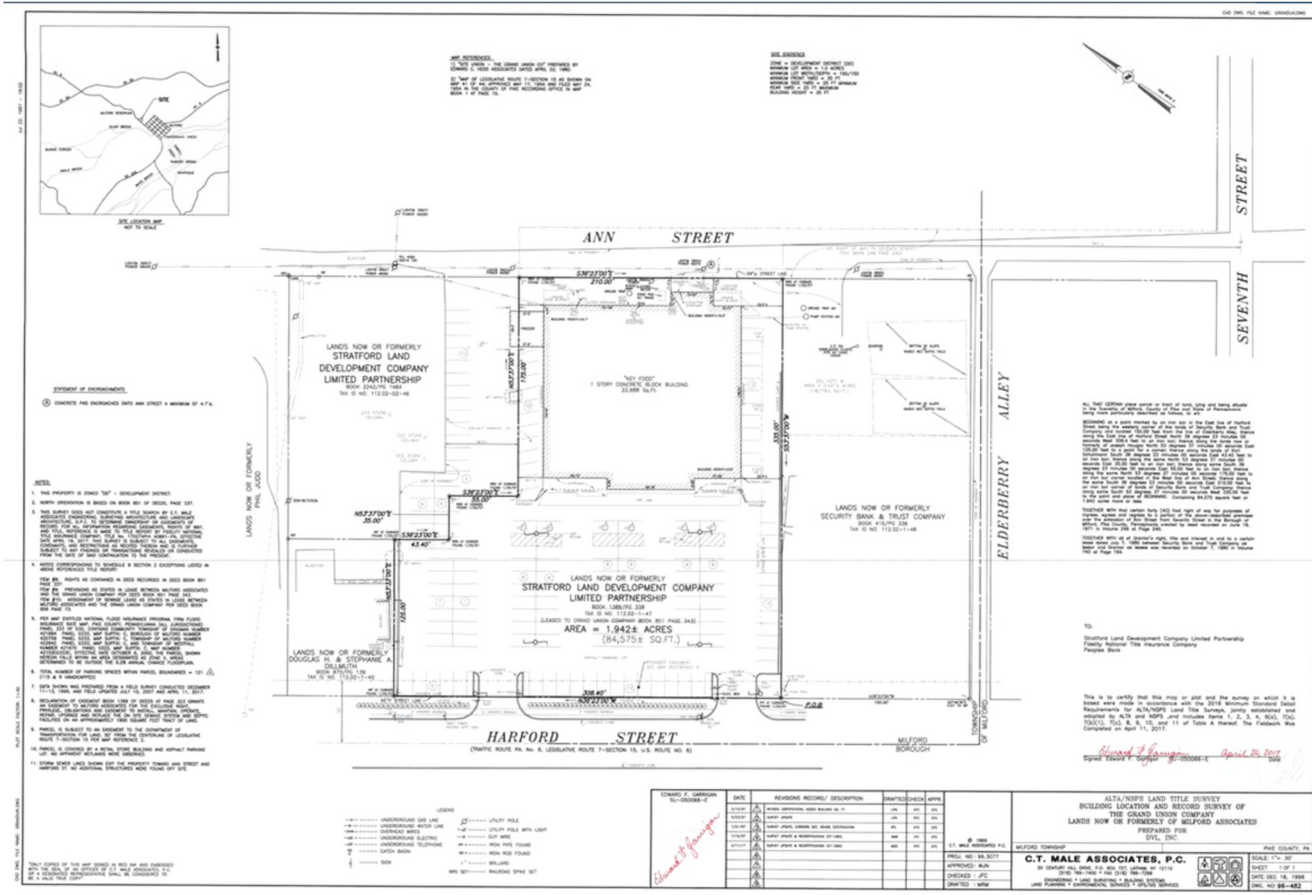
Water/Sewer:	City/Septic System
A/C:	Central Air Conditioning
Heating:	Gas
Power:	120/208 Volt, 1,600 amps, Three-Phase, Four-Wire



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SITE PLAN



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