

SALE

857 SOUTH PRINCE STREET
857 South Prince Street Lancaster, PA 17603



OFFERING SUMMARY

Sale Price:	\$898,000
Building Size:	+/- 9000 SF
Number of Units:	4
Price / SF:	\$99.77/SF

PROPERTY OVERVIEW

Investment opportunity in Lancaster City! Mixed use property offers 3 apartments that are currently being rented and a spacious auto garage with a large office that could either be utilized by an owner user or rented out. Located in a highly visible and easy access road close to Downtown Lancaster, next to the proposed future business development site of the old Rebman's Building.

DEMOGRAPHICS	1 MILE	5 MILES	15 MILES
Total Households	9,006	65,508	178,666
Total Population	25,399	169,238	471,058
Average HH Income	\$67,282	\$100,835	\$106,668

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REALTY

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Income Expenses

Income:

- 1. Auto Garage & Office rent is: 3,500 Monthly (PREVIOUS RENT, NOW VACANT)**
- 2. 3 bedroom Apt above Office rent is \$1,600 p/m**
- 3. 1 bedroom Apt next to office rent is: \$1,000 p/m**
- 4. 1 bedroom Apt detached rent is: \$1,000 p/m**

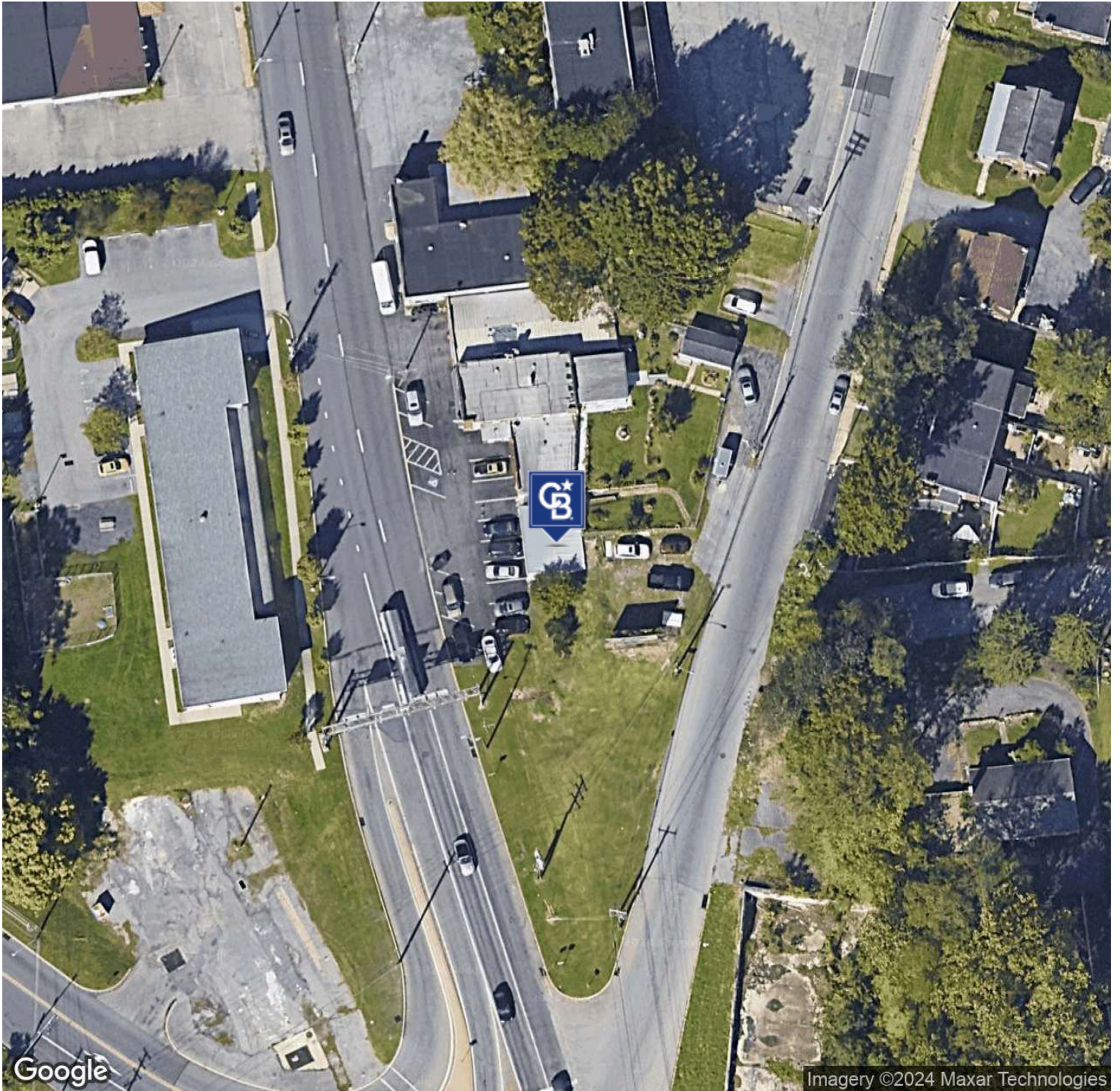
Total Income: \$7,100 monthly \$85,200 per year

Annual Expenses:

Utilities: Water/Sewer:	\$2,300
Oil Heating:	\$1,800
Insurance:	\$7,897
Taxes:	\$11,816
Trash:	\$975
Licenses:	\$500
Total:	\$25,328

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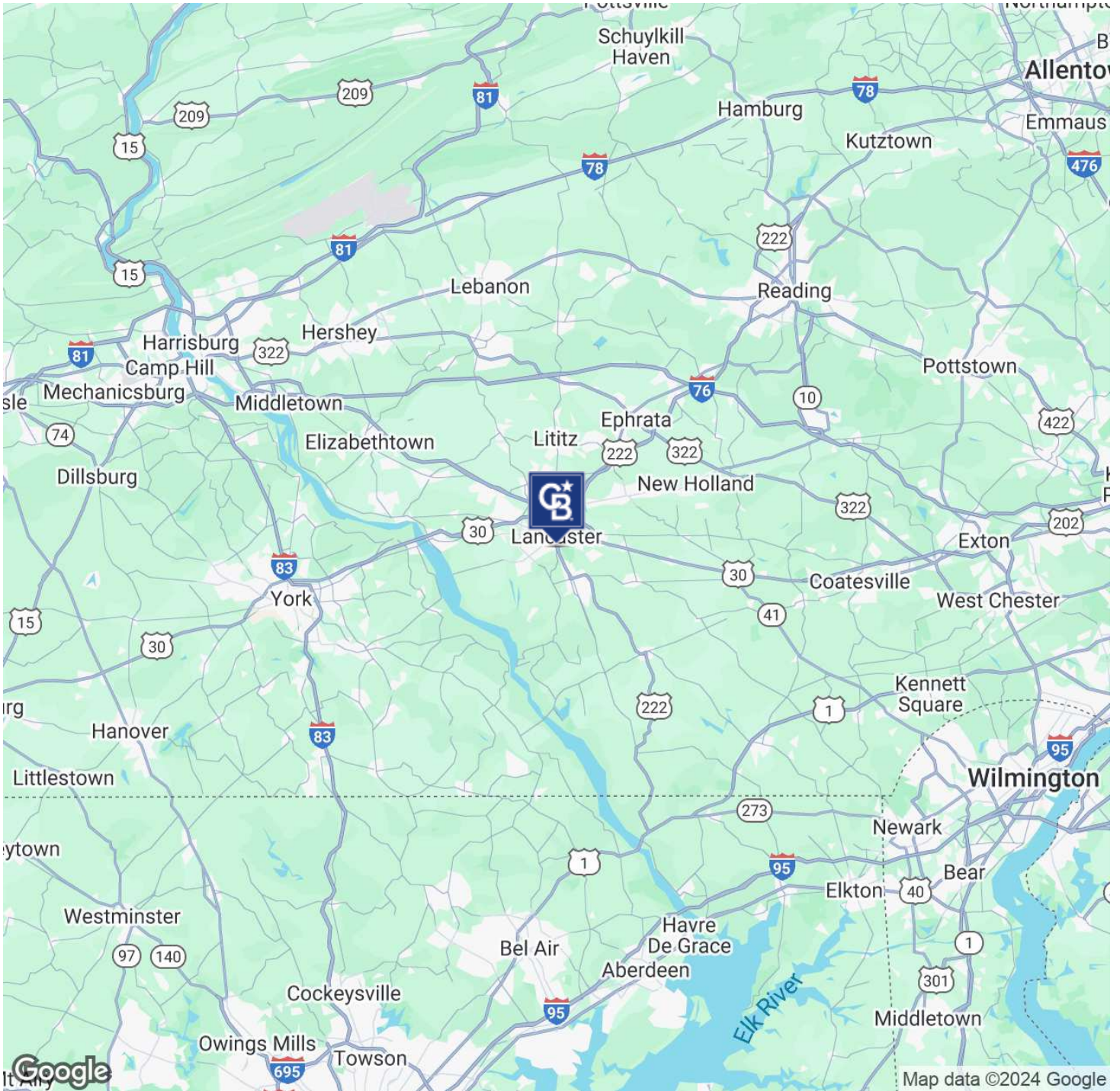


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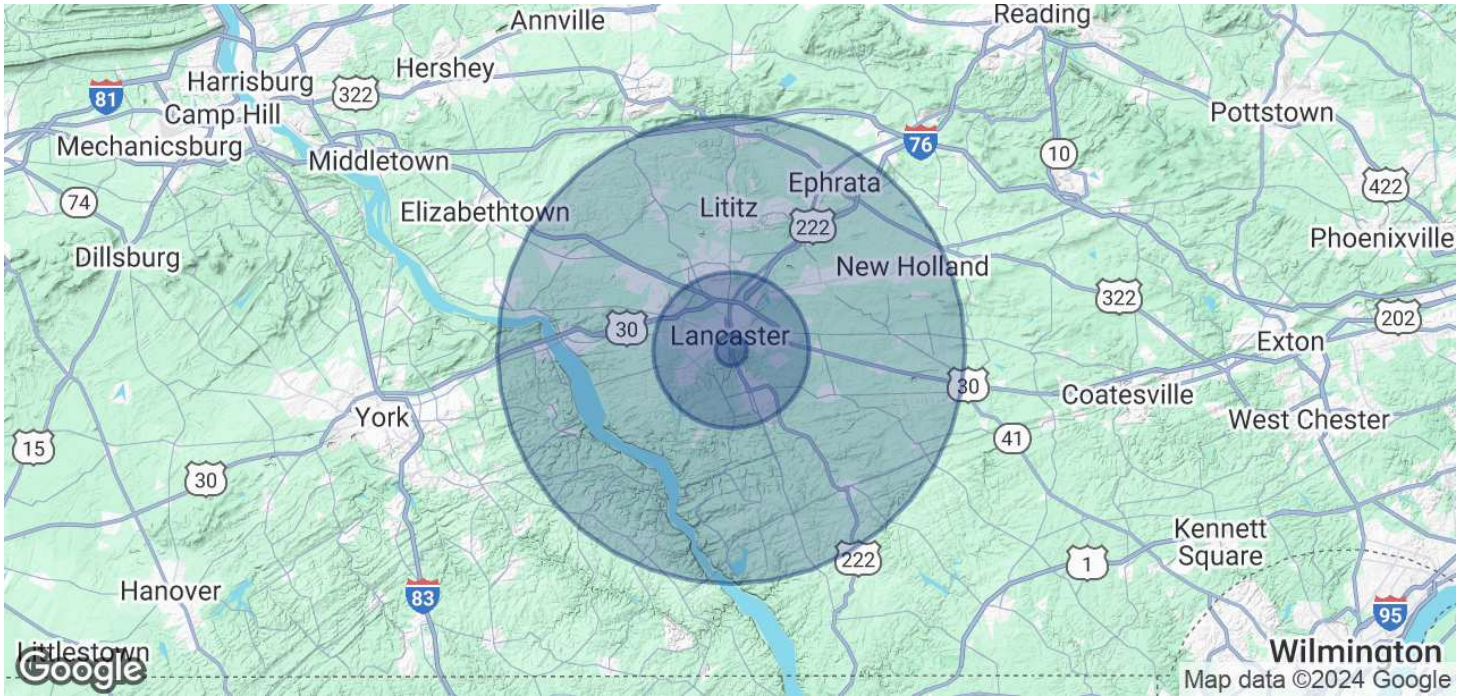
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POPULATION	1 MILE	5 MILES	15 MILES
Total Population	25,399	169,238	471,058
Average Age	35	41	41
Average Age (Male)	34	40	40
Average Age (Female)	36	41	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	15 MILES
Total Households	9,006	65,508	178,666
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$67,282	\$100,835	\$106,668
Average House Value	\$169,292	\$299,742	\$338,435

Demographics data derived from AlphaMap

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