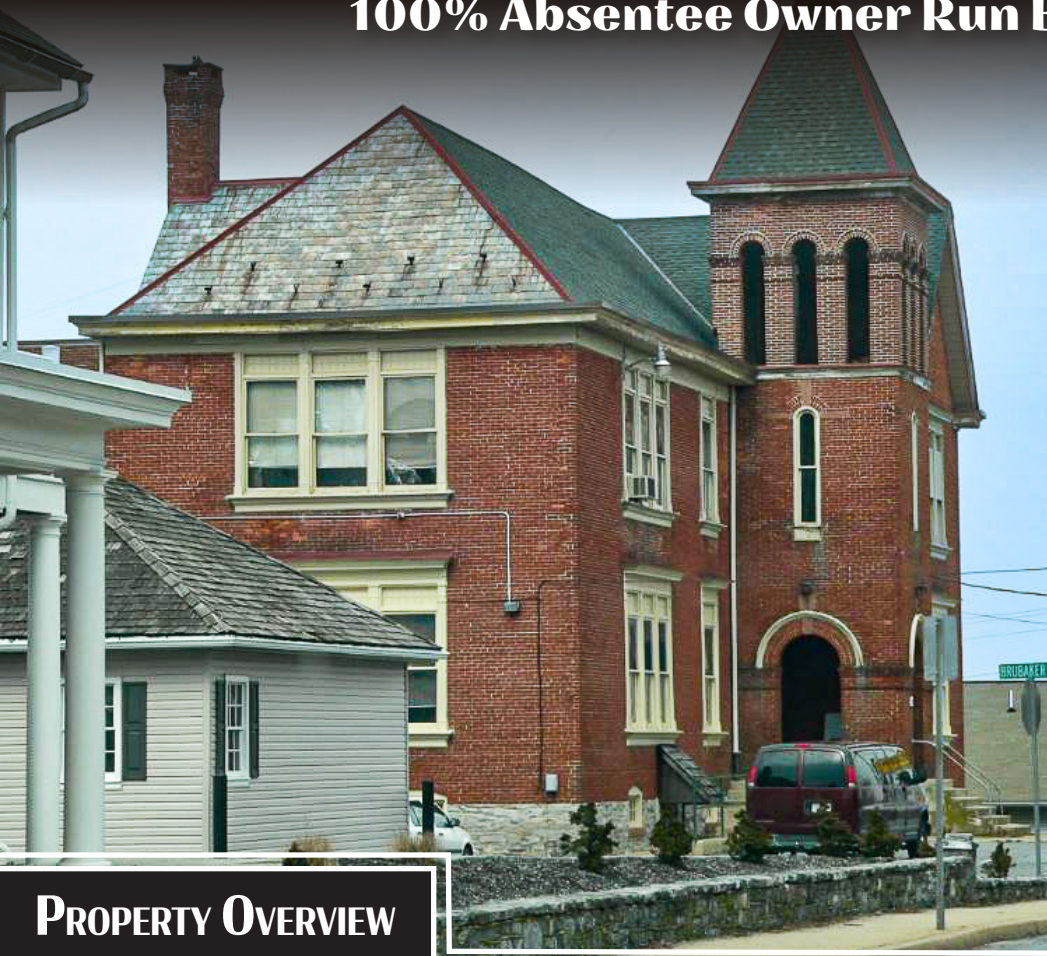


# Very Profitable Health Food Store | *Business & Real Estate For Sale*

**±8,000 SF Building with off street parking \$875,000**  
**100% Absentee Owner Run Business in Lancaster County**



## PROPERTY OVERVIEW

The building is a former schoolhouse built in the early 1900s with original crown moldings, hardwood floors, chalkboards, staircases, and more. For the past 57 years the health food store has occupied ±1,500 SF on the 1st floor and pays rent of \$3,000 per month plus utilities.

There is an apartment on the 2nd floor currently used by a massage therapist and esthetician who pays \$100.00\* per month, there are two tenants in the basement: one pays \$70.00\* per month and the other \$30.00\* per month for storage only.

\*The low rents are not permanent and don't represent the much higher income that comes from the business.

**TOM TROCCOLI**  
717.390.9858  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Dr. Lancaster, PA 17603  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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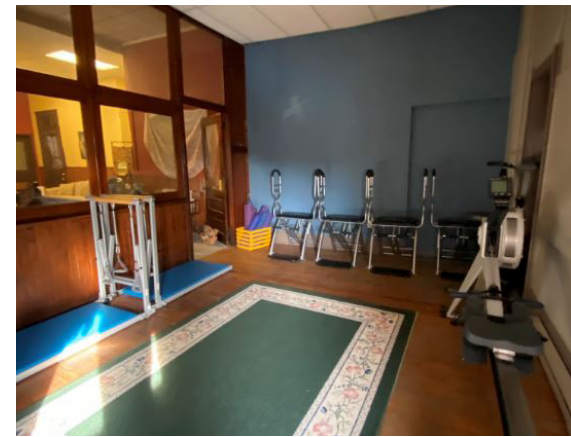


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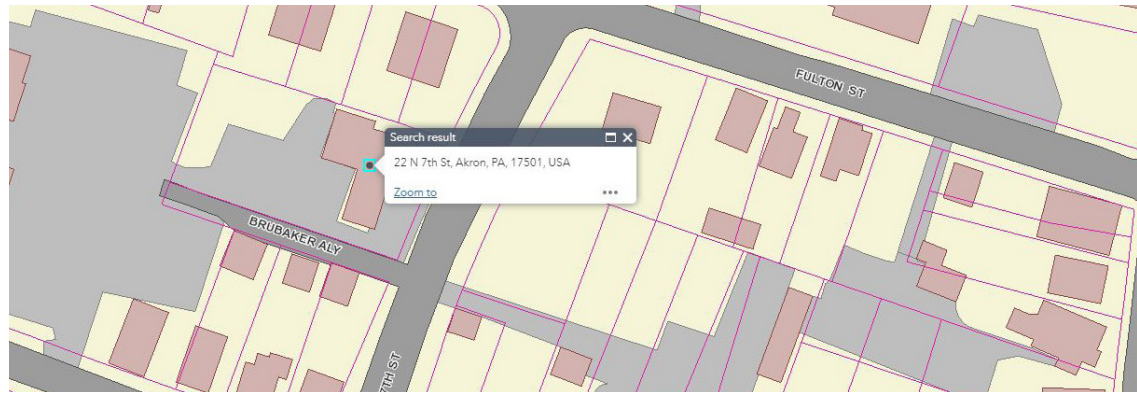
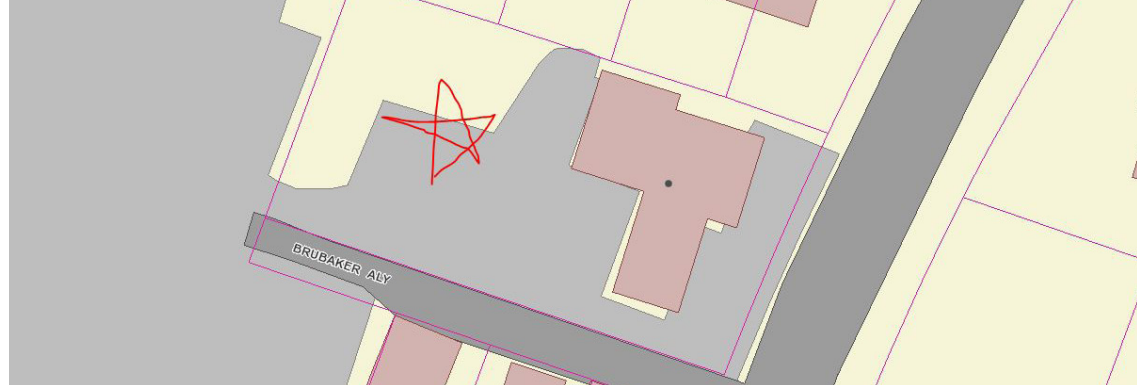


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