



**North American
Commercial Realty**

FOR LEASE
2970 Willow Street Pike
Willow Street, PA 17584



4,100 square foot space

Open plan with an office, and two smaller storage rooms.

Excellent visibility on Willow Street Pike with ample parking directly in front and side of space.



Rent

Base rent	\$ 57,400/ year	\$ 4,783.33/ month
CAM & NNN	\$ 8,200/ year	\$ 683.33/ month
Total	\$ 65,600/ year	\$ 5,466.66/ month

Tenant responsibilities

Electric
Trash
Snow Removal
Pest Control
HVAC Maintenance
Normal repair and Maintenance
Internet
Phone

CAM & NNN fees

Real Estate Taxes
Property Insurance
Common area electric
Propane (heat) to be prorated between both tenants
Sewer
Water- well water on property

Current CAM & NNN budget is \$ 2.00 per square foot.

Jim Pointer



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