

±19,172 SF & ±23.7 ACRES

**FOR SALE**

ETTINGER'S  
*Landscaping*

**Price Reduced!**



**2345 WARRENSVILLE ROAD | MONTOURSVILLE, PA | 17754**



# ETTINGER'S LANDSCAPING

2345 WARRENSVILLE RD | MONTOURSVILLE, PA | 17754

±19,172 SF & ±23.7 ACRES

## FOR SALE

### *Property Overview*

Reduced! For sale, Ettinger's Landscaping, a turn-key, business opportunity along with real estate. Ettinger's is a full-service landscaping operation specializing in design, installation, and maintenance services for residential and commercial applications. The company's primary products and services include landscape, hardscape, irrigation design and installation, turf maintenance, insect and disease control, and a nursery and garden center. The real estate includes a storefront, warehouse, storage yard, and office space. Offering these products and services requires the facility, tools, and equipment, which is all included in the sale. On the 23 acres, there is 16,820 sf of shop and greenhouse space as well as 2,352 sf of office space. The company has a proven track record, supported by 49 years of ongoing business, and is looking for the next owner to continue its legacy! Don't miss the opportunity to become the owner of a well-established landscaping business in Central PA today!

### *Location*

Reduced! The business is located on the outskirts of Montoursville, PA, which is 8 minutes away. The city of Williamsport is 11 minutes away. Lycoming County has a population of 114,000 people and a household income of \$58,177.



# ETTINGER'S LANDSCAPING

2345 WARRENSVILLE RD | MONTOURSVILLE, PA | 17754

±19,172 SF & ±23.7 ACRES

## FOR SALE

### Property Highlights

- Turn-key, business opportunity and real estate sale
- Profitable landscaping business with 49 years of offering superior services
- 23.7 acres of landscaping heaven
- 16,820 sf of shop and greenhouse space
- 2,352 sf office space
- Serves North Central PA and surrounding areas



#### POPULATION

3 MILE- 14,553  
5 MILE- 36,876  
7 MILE- 59,622



#### EMPLOYEES

3 MILE- 6,993  
5 MILE- 20,761  
7 MILE- 29,806



#### AVERAGE HHI

3 MILE- \$105,404  
5 MILE- \$95,884  
7 MILE- \$87,997



#### HOUSEHOLDS

3 MILE- 6,267  
5 MILE- 15,624  
7 MILE- 24,895

# ETTINGER'S LANDSCAPING

2345 WARRENSVILLE RD | MONTOURSVILLE, PA | 17754

±19,172 SF & ±23.7 ACRES

# FOR SALE

*Market Overview*

**Site**



Kandy Weader | Luke Higgins

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### Kandy Weader

KWeader@bennettwilliams.com



### Luke Higgins

LHiggins@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



# About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

