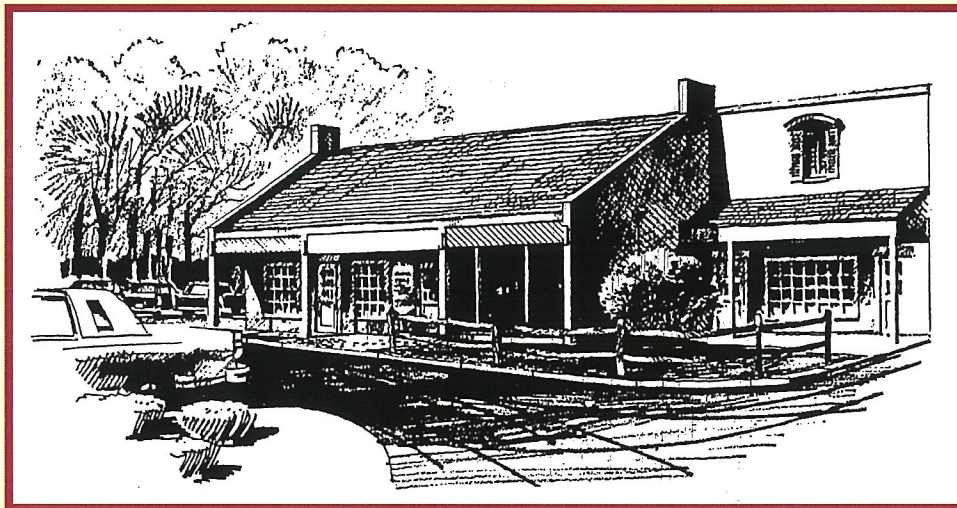


FOR SALE

6000 sq. ft. OFFICE/RETAIL

184-188 New Castle Road, Butler, PA

**Prime Location
Good Investment Property
\$65,000 Gross Rents
Well Maintained
\$5788 Taxes
Paved Parking Lot
Tenants on 3 yr. Term
Priced at \$625.000**



**Contact
Murray Agency - 724-452-4513**

Income and Expenses

188 New Castle Rd.

	<u>2021</u>	<u>2020</u>
Gross income/rents	\$67,800	\$65,735
Expenses		
Tax	\$5,788	\$5,788
Repairs	\$2,177	\$2,556
Insurance	\$1,793	\$1,538
Trash	\$1,308	\$1,336
Snow removal		\$600
Utilities	<u>\$1,041</u>	<u>\$1,517</u>
Total expenses	<u>\$12,099</u>	<u>\$12,795</u>
Net Income	\$55,701	\$52,940

Valuation income approach:

Average net income of \$54,000 divided by a capitalization rate of 8% = \$675,000