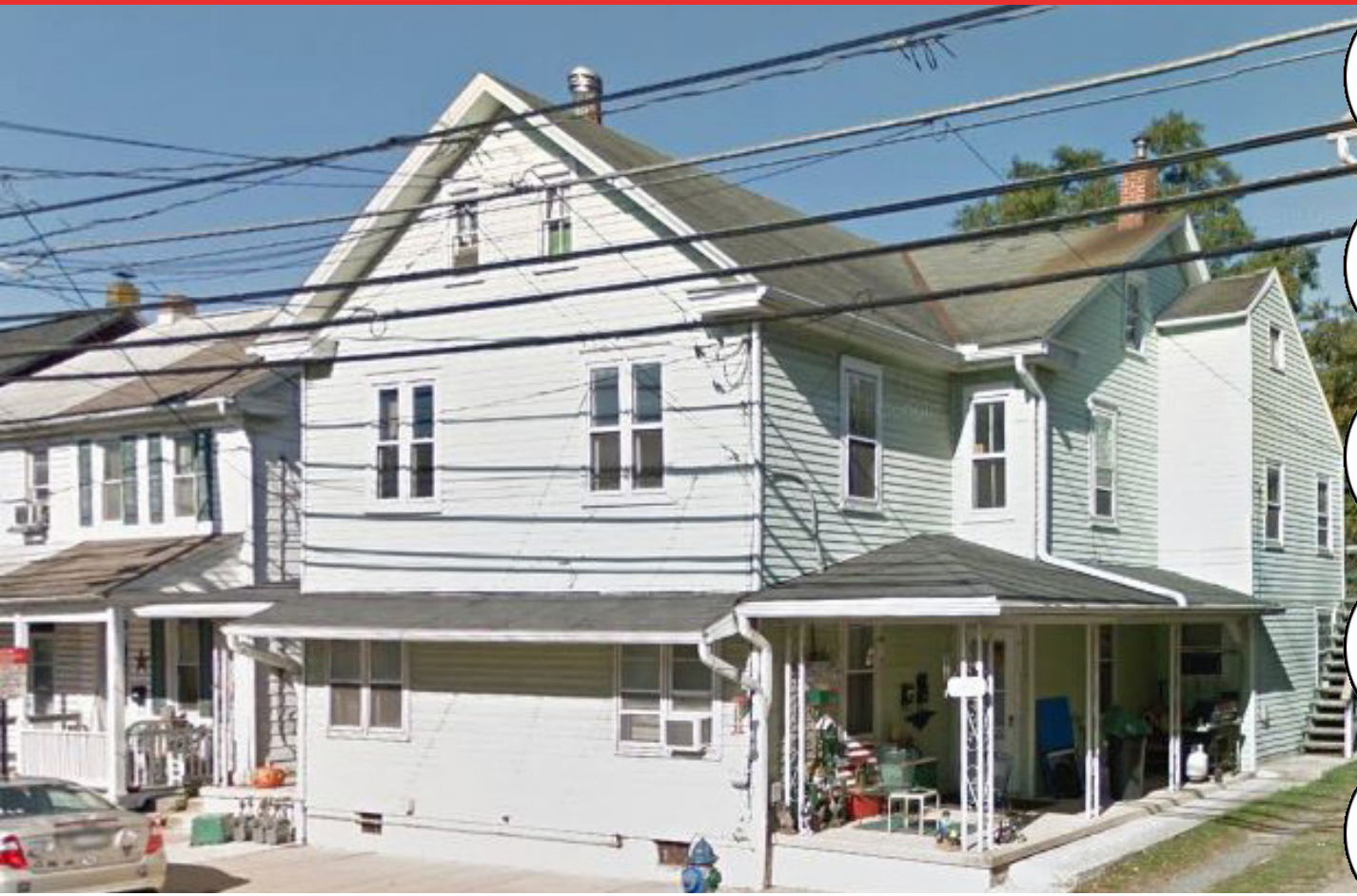


145-147 WEST HIGH STREET | ELIZABETHTOWN, PA 17022

2,732 SF AVAILABLE | FOR SALE



**POPULATION**

99,404



**EMPLOYEES**

36,169



**HH INCOME**

\$84,768



**HOUSEHOLDS**

39,871



**TRAFFIC COUNTS**

W HIGH ST  
7,689 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

**PROPERTY OVERVIEW**

Great opportunity to own a fully leased three unit in Elizabethtown. Located in Elizabethtown Boro. within walking distance to downtown, boasting huge floor plans, solid maple cabinets, designer appliances, luxurious carpet, off street parking, new paint, updated electrical, huge back yard great for entertaining, and more! The units are 2-2 bedroom with one bath and 1-3 bedroom, one bath. Gross Income \$33,845, NOI \$27,804.00. 24 hours notice for all showings. Tenant occupied. Call the listing office for all showings 717-390-9858, Bennett Williams Commercial.



**TOM TROCCOLI**

ttroccoli@bennettwilliams.com

Phone: 717 | 390 | 9858 | www.bennettwilliams.com

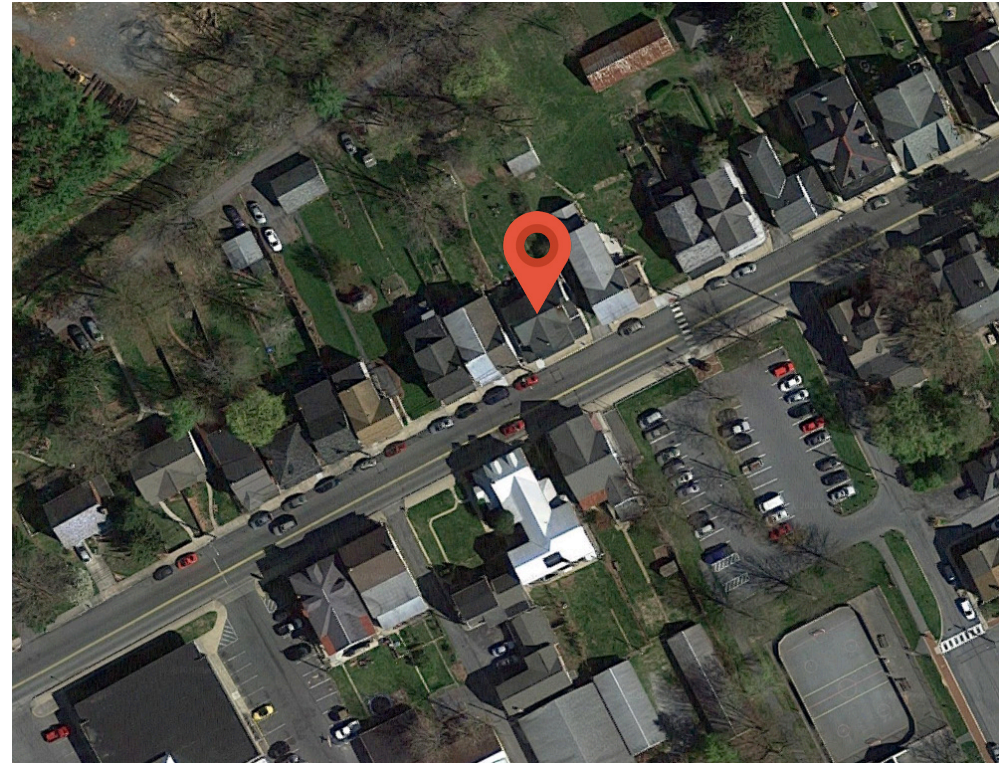


Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.

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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$340,000
<b>Property Type:</b>	Multifamily
<b>Number of Units:</b>	3
<b>NOI:</b>	\$27,804
<b>Sale Terms:</b>	Cash to Seller
<b>Building Size:</b>	2,732 SF
<b>Year Built:</b>	1900
<b>Year Renovated:</b>	2017
<b>Zoning:</b>	Commercial



## BENEFITS

- 3 Unit, Multifamily home fully leased
- Unit 1: 2 Bed
- Unit 2: 2 Bed
- Unit 3: 1 Bed
- Newly Renovated
- Elizabethtown Boro - Lancaster County
- On and off street parking
- Public Water and Sewer
- 24 hour notice for all showings
- MLS # PALA161752



**TOM TROCCOLI**

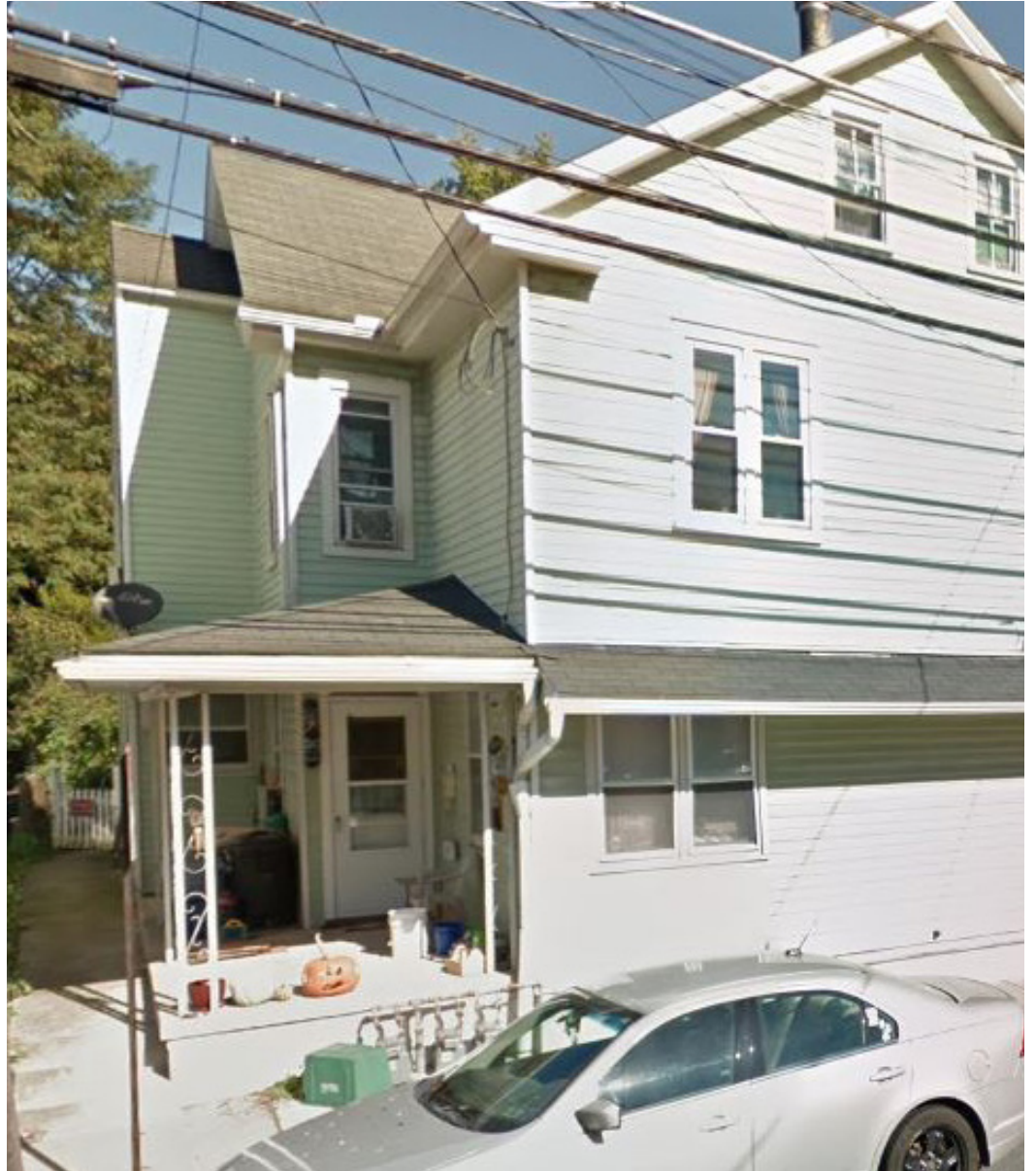
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COMMERCIAL

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ACTIVE MEMBERS OF:

**RETAIL** BROKERS  
NETWORK

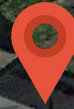
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W. HIGH ST. 7,000 CPD



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