

SINGLE CREDIT TENANT OFFICE BUILDING FOR SALE

1101 E 3RD STREET Williamsport, Lycoming County 17701



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THE BUILDING:

Nestled in downtown Williamsport, Lycoming County in northern central Pennsylvania, this one-story building is used as a Single Tenant Medical Office. The building is situated at the corner of East 3rd Street and Sherman Street, with a rear parking lot for 8 vehicles, having an entrance on Sherman Street. The roof of the building is pitched and shingled. The building is located nearby major roadways such as the Susquehanna Beltway (Rte 180/220) and close to the West Branch Susquehanna River, and Lycoming College.

THE TENANT:

This investment opportunity provides a Buyer with a national health services tenant, Applegate Recovery Health Services. Applegate is part of the Baymark Health Services continuum for opioid addiction treatment. Baymark is the largest provider of specialty services for opioid addiction in North America, and is headquartered in Lewisville, Texas. Applegate currently has over 11,000 patients in 46 locations across 11 states being treated for addiction recovery.

THE CITY:

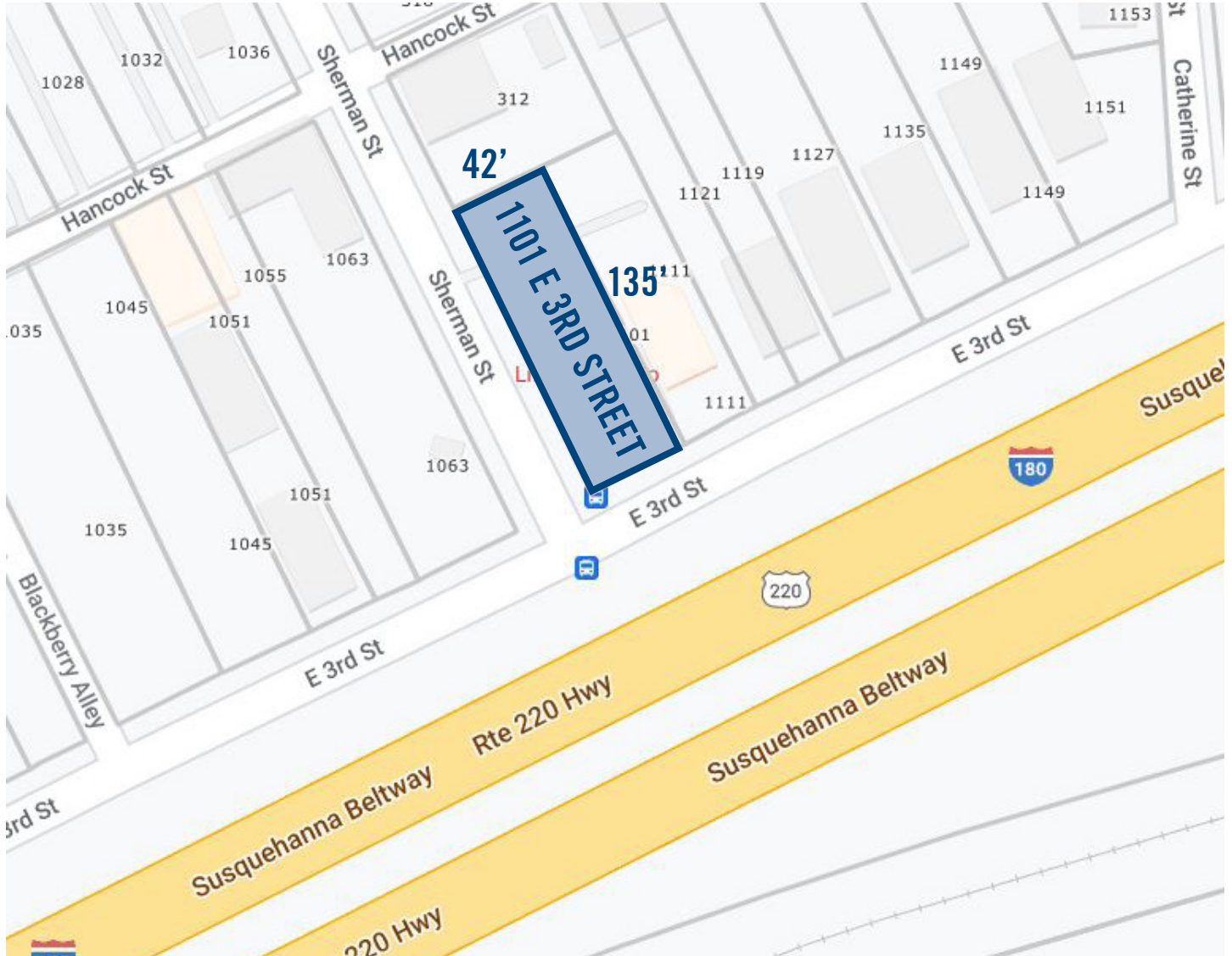
Williamsport is the County Seat of Lycoming County, PA, and has a population of about 28,000. It is a part of the Williamsport-Lockhaven Statistical Area which contains a population of about 114,000. The city is located 131 miles from Philadelphia, 166 miles from Pittsburgh, and 85 miles from Harrisburg. Williamsport is home to Little League World Series Baseball, Lycoming College, and the Pennsylvania College of Technology.

PROPERTY OVERVIEW

Price	\$440,000
Year Built	1901
Number of Buildings	1
Number of Floors	2
Number of Units	Single Tenant Office
Lot Size	42 x 135
Lot Area	5,670 sf
Total Area of Building	2,863 sf
Total Area of Office	2,863 sf
Real Estate Tax Assessment 2024	\$67,160
Real Estate Tax 2024	\$2,718
Site Shape	Rectangular
Zoning	Commercial
Air Conditioning	Central

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Parcel Map



Operating Statement

INCOME		
Scheduled Gross Income		\$42,180
Tenant Reimbursements		9,400
Effective Gross Income		\$51,580
EXPENSE		
Real Estate Tax 2024	\$2,718	
Insurance	3,000	
Gas	1,800	
Water	1,500	
Garbage	900	
Landscaping	150	
Snow Removal	1,200	
Business Privilege Tax	100	
Repairs	750	
Management @ 5%	2,579	
Total Expenses		(\$14,697)
Net Operating Income		\$36,883

\$36,883: NET INCOME = 8.38% CAP RATE
\$440,000: SALE PRICE

Rent Roll

UNIT	MONTHLY RENT	UNIT TYPE	UNIT SF	RENT PSF	LEASE EXPIRATION
Applegate Health Services	\$3,515	Office	2,863	\$14.35	6/14/26
MONTHLY TOTAL	\$3,515				
ANNUAL TOTAL	\$42,180				

RESPONSIBILITY FOR UTILITIES

Electric	TENANT
Heating/Air Conditioning	TENANT
Water and Sewer	TENANT
Domestic Hot Water	TENANT
Cooking Gas	TENANT

COMMERCIAL LEASE ABSTRACT

Tenant	Applegate Health Services
*Renewal Term	Two 3-Year Options Starting 6/15/23, (Currently in the first year of (2) 3-year options
Current Annual Price PSF	\$172 / SF
Annual Increases	2.5 percent (%) annually over previous year
NNN lease	Tenant is responsible for Electric, Business Privilege Tax Insurance, gas, water, garbage, landscaping, snow removal, repairs to \$750

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Exterior Property Photos

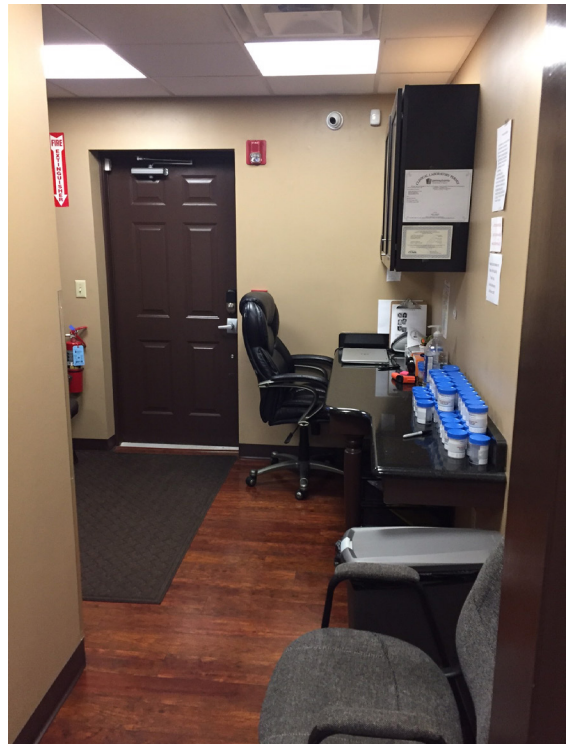
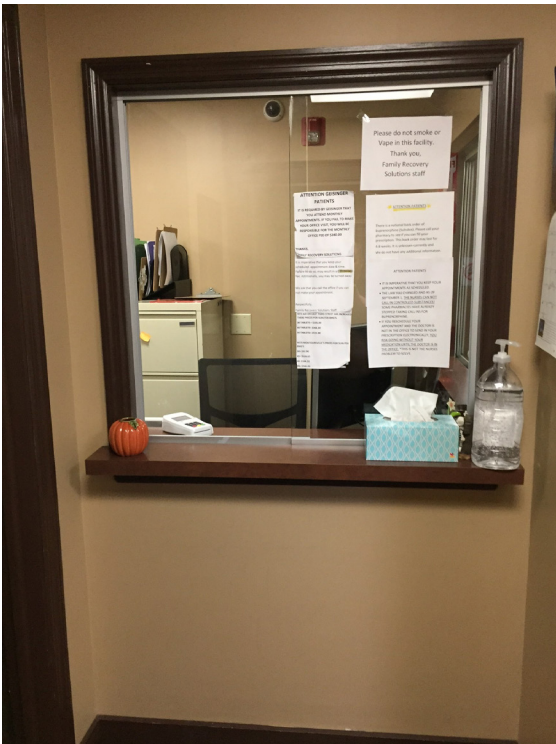


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Property Photos



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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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Property Photos



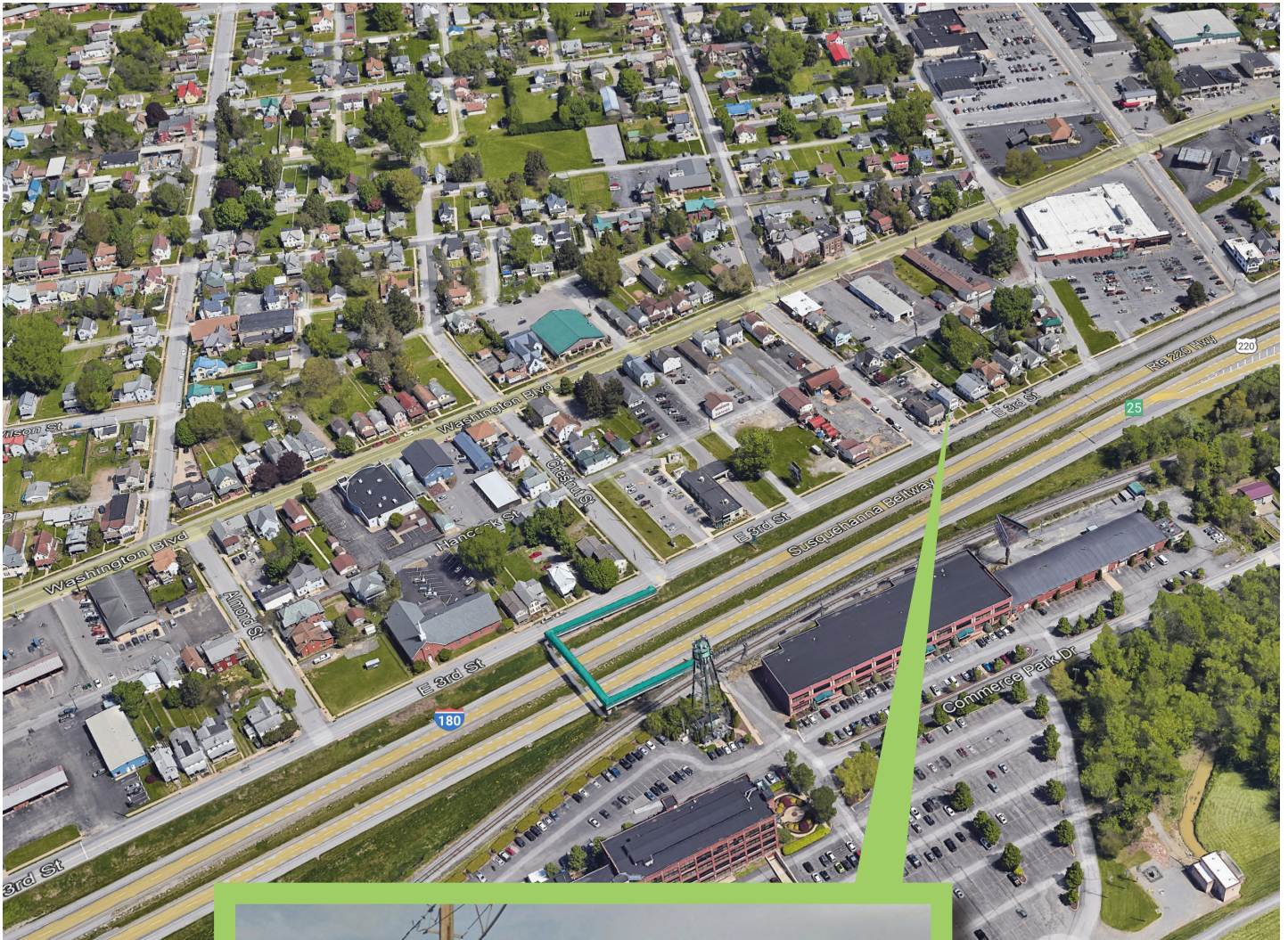
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Aerial Views



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