



RSR, REALTORS®

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Lemoyne, Pa. 17043

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NOVICE INVESTOR PROPERTY

100 South Main Street, Reedsville, Pa.

PROPERTY DESCRIPTION

Construction: **Dryvit / Vinyl**
Age: **1988 (Refurbished 2016)**
Flooring: **Carpet / Tile / Vinyl**
Ceiling: **8 Ft**
Roof: **Rubber**
Condition: **Good**
Total Square Feet **3,700**
Topography: **Level**
Heat / Cooling: **Gas Heat / Central Air**
Parking: **Adjacent Private Parking**
Best Use: **Prof. Office / Retail / Service**
Flood Plain: **None**
Sewer: **Public**
Water: **Public**
Gas: **Public**
Electric: **Penelec**

SALE and LEASE INFORMATION:

SALE: **\$273,000.**

Showing Instructions:

Call Jan Castner 717-579-2877
48 hour notice preferred

Current Tenants:

Mifflin County (DJ) – Gross Lease
Restaurant – Net Lease

GENERAL INFORMATION

Ideal for first time investors or those looking to add easy to manage property to their portfolio. Tenants have been at this location for over 10 years; Updated offices for District Justice; New roof on restaurant 2022. Low Management requirement.
County Lease: 2024 – 2034
Restaurant Lease: 2023 - 2028

Gross Income: \$31,800.00 (Annual)
Net Income: \$22,150.00 (Annual)
ROI: 8%



ZONING Commercial per Reedsville Ordinance

DIRECTIONS AND LOCATION:

From Market Street at monument square go east to corner of Market and Dorcas to property on Left

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ADDITIONAL PHOTOS



Mifflin County Lease
District Justice Office
(3rd - 5 Year Term)

Michelle's Restaurant
(10 year term)

