



AUTOMOTIVE SERVICE BUILDING

215 M STREET | LITTLESTOWN, PENNSYLVANIA 17340

FOR
SALE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 7,695 SF \pm automotive service building on two (2) parcels totaling .45 Ac \pm
- 100% leased to CollisionRight (\$92M in revenue in 2024)
- Property has been meticulously maintained
- Good visibility on M Street
- Ample outdoor area for extra parking/storage
- Excellent access to local community
- Close proximity to Route 97, the town's major north-south arterial road

AVAILABLE:

7,695 SF \pm

LOT SIZE:

.45 ACRES \pm (2 PARCELS)

YEAR BUILT:

2000

DOCKS:

1 TAILGATE HIGH DOOR

DRIVE-INS:

4 (AT GRADE)

ZONING:

TCR (TOWN CENTER RESIDENTIAL)

SALE PRICE:

NEGOTIABLE



AERIAL



.27 AC ±

.18 AC ±

RACE TRACK RD

M ST

GOOGLE STREET VIEW



RENT ROLL

CURRENT NOI:

\$64,945.93

120 Months

Start Date	End Date	Approx. Annual Base Rent PSF	Monthly Base Rent	Annual Base Rent
8/1/21	7/31/22	\$7.80	\$5,000.00	\$60,000.00
8/1/22	7/31/23	\$7.96	\$5,100.00	\$61,200.00
8/1/23	7/31/24	\$8.12	\$5,202.00	\$62,424.00
8/1/24	7/31/25	\$8.28	\$5,306.04	\$63,672.48
8/1/25	7/31/26	\$8.44	\$5,412.16	\$64,945.93
8/1/26	7/31/27	\$8.61	\$5,520.40	\$66,244.85
8/1/27	7/31/28	\$8.78	\$5,630.81	\$67,569.75
8/1/28	7/31/29	\$8.96	\$5,743.43	\$68,921.14
8/1/29	7/31/30	\$9.14	\$5,858.30	\$70,299.56
8/1/30	7/31/31	\$9.32	\$5,975.46	\$71,705.55



LOCAL BIRDSEYE



UNITED STATES
POSTAL SERVICE

SHEETZ



KING ST

CHARLES ST

CEMETERY ST

SITE

MONARCH ST

S QUEEN ST

M ST

RACE TRACK RD



TRADE AREA

DRIVING DISTANCE TO:

97

0.1 MILES
1 MIN. DRIVE

194

0.3 MILES
1 MIN. DRIVE

94

7.4 MILES
14 MIN. DRIVE



11.6 MILES
18 MIN. DRIVE

WESTMINSTER, MD

13.6 MILES
22 MIN.

YORK, PA

27.5 MILES
50 MIN.

BALTIMORE, MD

49.0 MILES
55 MIN.

WASHINGTON, DC

76.6 MILES
1 HR. 30 MIN.

PHILADELPHIA, PA

128.0 MILES
2 HRS. 20 MIN.

RICHMOND, VA

179.0 MILES
2 HRS. 50 MIN.



FOR MORE INFO CONTACT:

**ANDREW MEEDER, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881

AMEEDER@mackenziecommercial.com

**MATTHEW CURRAN, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203

MCURRAN@mackenziecommercial.com

**ALTON CURRY**

REAL ESTATE ADVISOR

443.841.9780

ACURRY@mackenziecommercial.com

**DANIEL HUDAK, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3205

DHUDAK@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200

**111 S. Calvert Street
Baltimore, MD 21202**

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

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