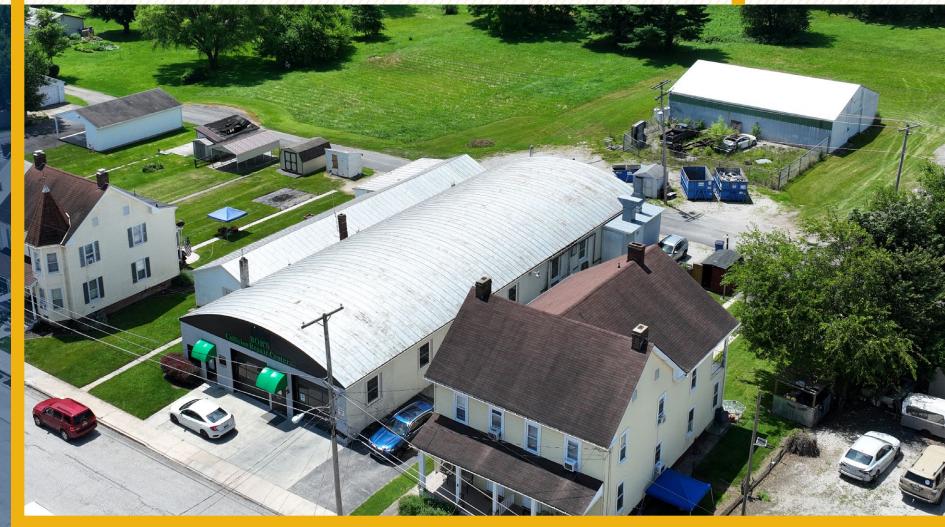


### **AUTOMOTIVE SERVICE BUILDING**

215 M STREET | LITTLESTOWN, PENNSYLVANIA 17340





MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

# **PROPERTY** OVERVIEW

#### HIGHLIGHTS:

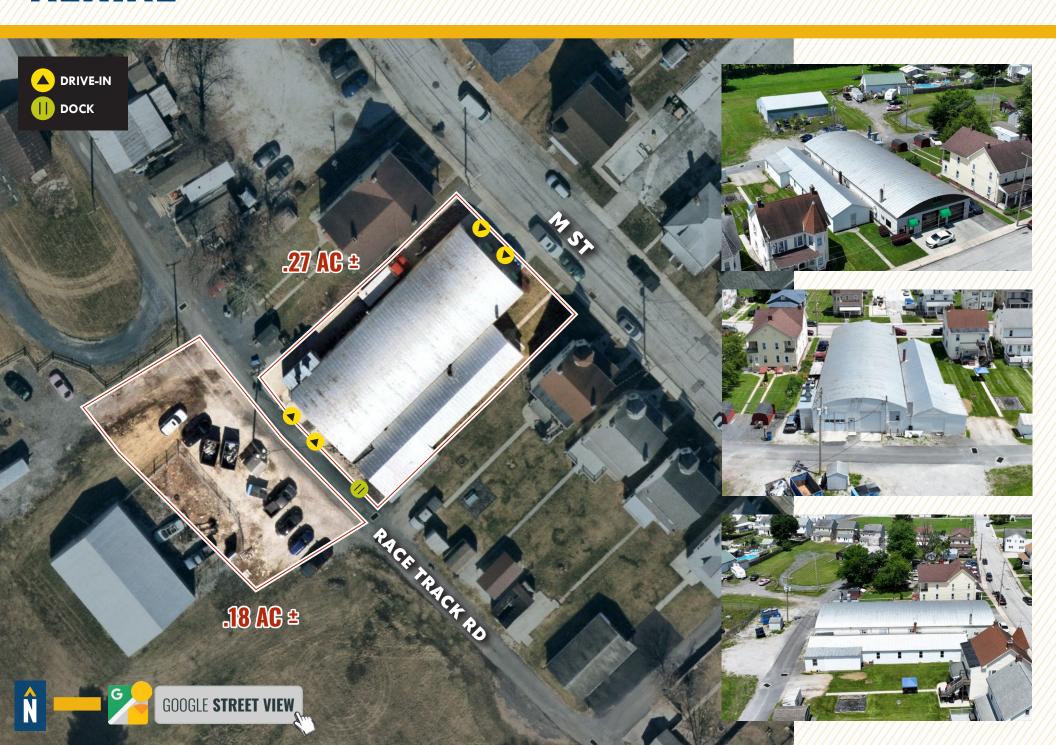
- 7,695 SF  $\pm$  automotive service building on two (2) parcels totaling.45 Ac  $\pm$
- 100% leased to CollisionRight (\$92M in revenue in 2024)
- Property has been meticulously maintained
- Good visibility on M Street
- Ample outdoor area for extra parking/storage
- Excellent access to local community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

AVAILABLE:	7,695 SF ±		
LOT SIZE:	.45 ACRES ± (2 PARCELS)		
YEAR BUILT:	2000		
DOCKS:	1 TAILGATE HIGH DOOR		
DRIVE-INS:	4 (AT GRADE)		
ZONING:	TCR (TOWN CENTER RESIDENTIAL)		
SALE PRICE:	NEGOTIABLE		





#### **AERIAL**



### **RENT** ROLL

CURRENT NOI:

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



#### TRADE AREA

#### **DRIVING DISTANCE TO:**



0.1 MILES **1 min. drive** 



0.3 MILES **1 MIN. DRIVE** 



7.4 MILES **14 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:



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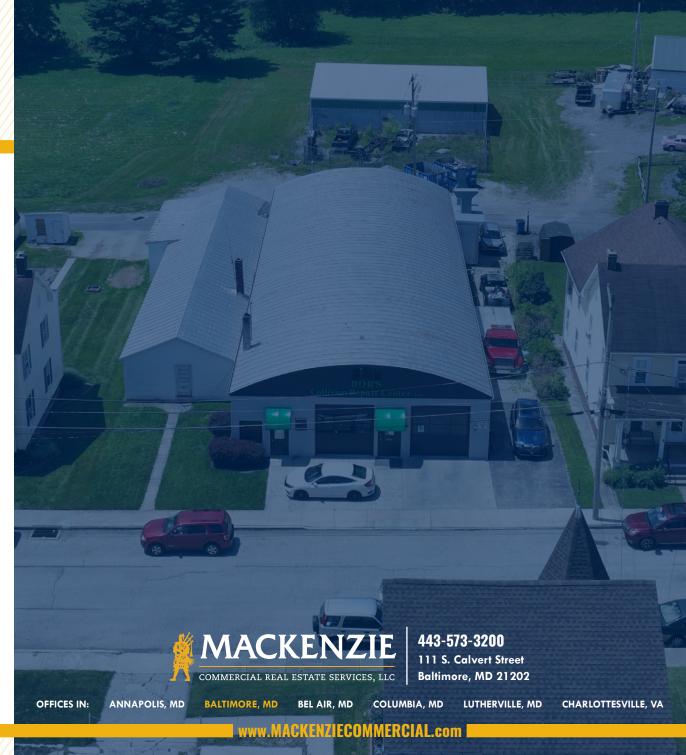
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