



SALE

1750 Granite Station Road

1750 GRANITE STATION ROAD

Gettysburg, PA 17325

PRESENTED BY:

LAURA MARTIN, CCIM, CPM

O: 717.737.2422 x1001

laura.martin@svn.com

PA #RM419784

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,700,000
LOT SIZE:	13.02 Acres
BUILDING SIZE:	12,570 SF
NOI:	\$346,730.00
CAP RATE:	6.1%
ZONING:	EC-2: Economic Development
COUNTY:	Adams
TOWNSHIP:	Straban

LAURA MARTIN, CCIM, CPM

O: 717.737.2422 x1001
laura.martin@svn.com
PA #RM419784

PROPERTY DESCRIPTION

Excellent investment opportunity with a secure, long term tenant - PA State Police. Conveniently located in Gettysburg, PA minutes from US Route 30/US Route 15.

PROPERTY HIGHLIGHTS

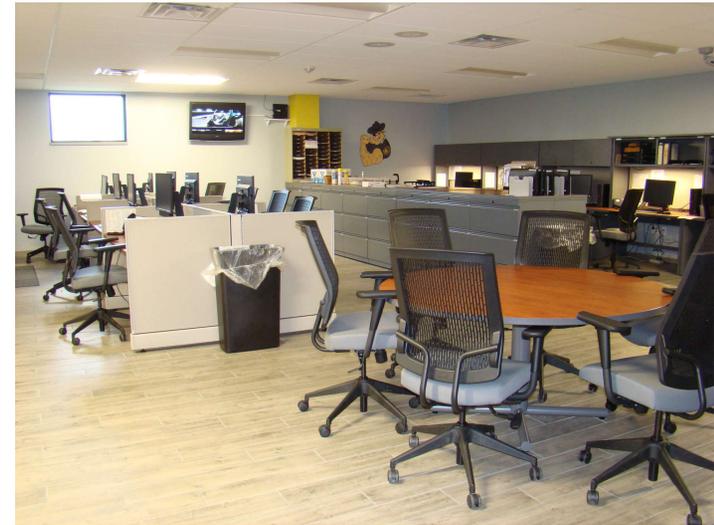
- Prime investment opportunity
- Strong, creditworthy tenant
- Minutes from US Route 30/ US Route 15
- Fully lease - single tenant
- 9 years term on lease + options to renew
- See listing agent for financials

1750 GRANITE STATION ROAD | Gettysburg, PA 17325

SVN | LATUS 2

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

ADDITIONAL PHOTOS



LAURA MARTIN, CCIM, CPM

O: 717.737.2422 x1001

laura.martin@svn.com

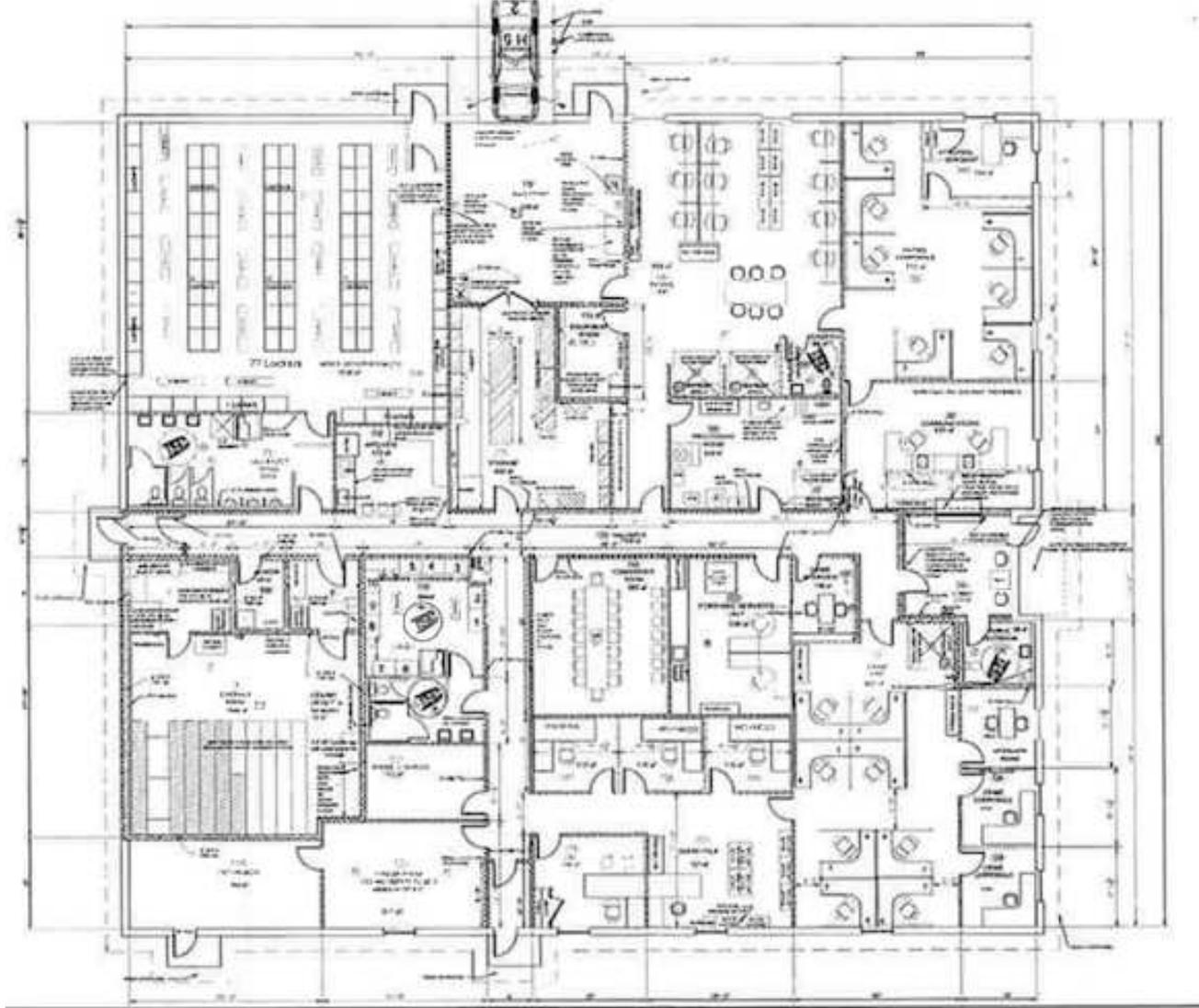
PA #RM419784

1750 GRANITE STATION ROAD | Gettysburg, PA 17325

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

SVN | LATUS 3

FLOOR PLAN



LAURA MARTIN, CCIM, CPM

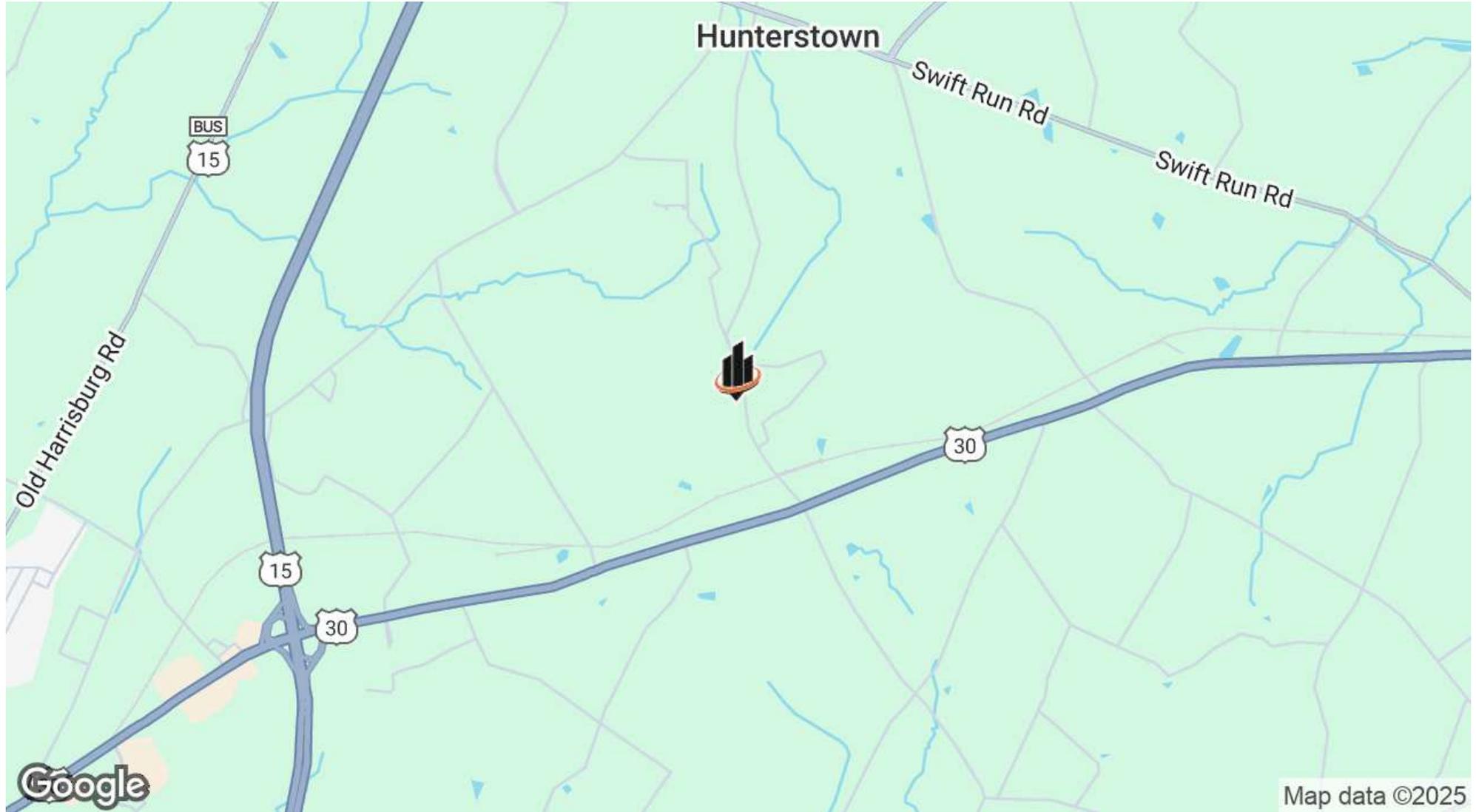
O: 717.737.2422 x1001
laura.martin@svn.com
PA #RM419784

1750 GRANITE STATION ROAD | Gettysburg, PA 17325

SVN | LATUS 5

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

LOCATION MAP



LAURA MARTIN, CCIM, CPM

O: 717.737.2422 x1001

laura.martin@svn.com

PA #RM419784

1750 GRANITE STATION ROAD | Gettysburg, PA 17325

SVN | LATUS 6

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.