

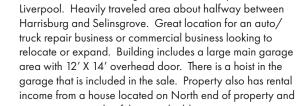




PROPERTY PROFILE

MUNICIPALITY/COUNTY	Buffalo Township/ Perry County
ADDRESS	1710 Old Trail Rd, Liverpool, PA
MAP & PARCEL #	30.24-39
ZONING	None
CONSTRUCTION	Concrete block & steel, with metal siding. Building is insulated.
CONDITION/AGE	Good
BUILDING SQUARE FEET	±13,000
NO. OF FLOORS	1 floor plus an additional second floor in part of the building that is used for an apartment and storage
FLOOR TYPE	Concrete
ROOF TYPE/CONDITION	Metal
CEILING HEIGHT(S)	20' plus in main garage area
HVAC	One air conditioning unit servicing the classroom and offices. Main heat is a coal boiler that heats the offices and apartment by baseboard heaters. There is a 1,000 gallon propane tank on premises used for radiant heater in the garage area.
BATHROOMS	One ADA bathroom in main garage area and a bathroom with shower in the apartment.
OVERHEAD DOORS/DOCK	3 overhead doors and 2 dock doors for tractor trailers
SEWER (PUBLIC/PRIVATE)	Private. Onsite sewage holding tank.

WATER (PUBLIC/PRIVATE)	Private well water.
LAND SIZE	8.5 Acres
PARKING	Gravel parking areas on the north and south side of the building
ELECTRIC	Two 200 amp panels and an additional 100 amp subpanel in the garage area.
TRAFFIC COUNT	17,000 CPD on US Route 15
restrictions	N/A
POSSESSION	Upon settlement
SCHOOL/MUNICIPAL TAX	\$8,743.32
COUNTY TAXES	\$1,750.18
TYPE OF TRANSACTION	Sale/Lease
PRICE	\$649,900/\$5,000 per month plus tenant pays RE Taxes, insurance, and property maintenance.
	Nice commercial building on State Route 15 just south of



an apartment inside of the main building.



COMMENTS



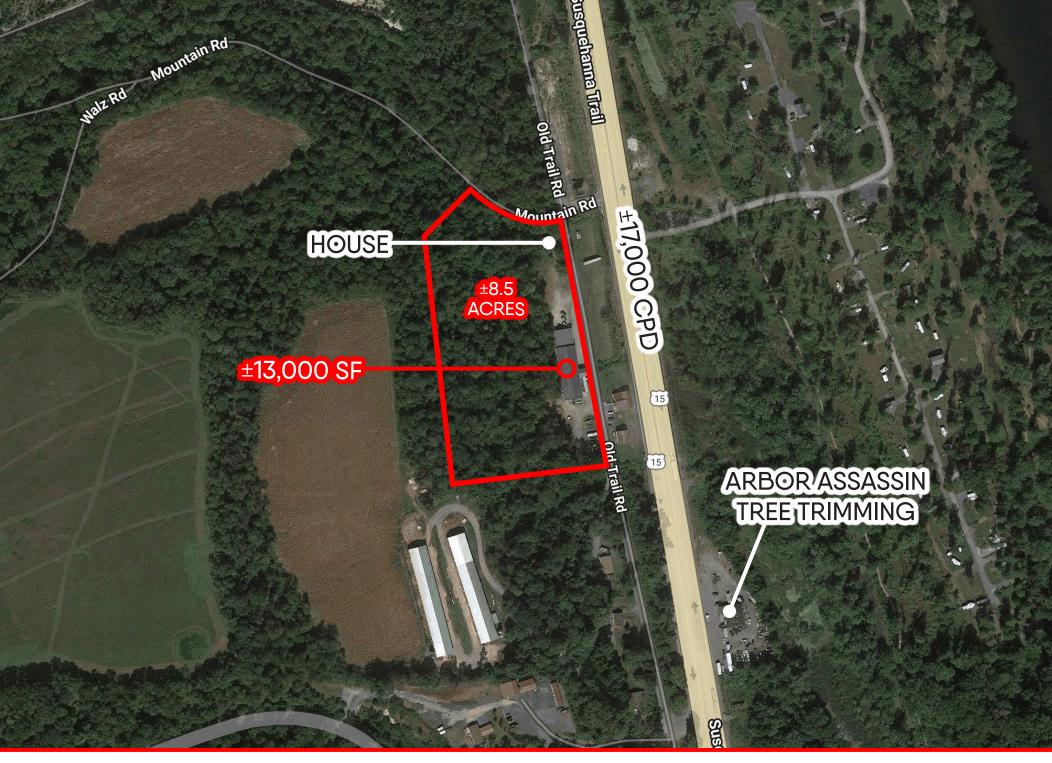






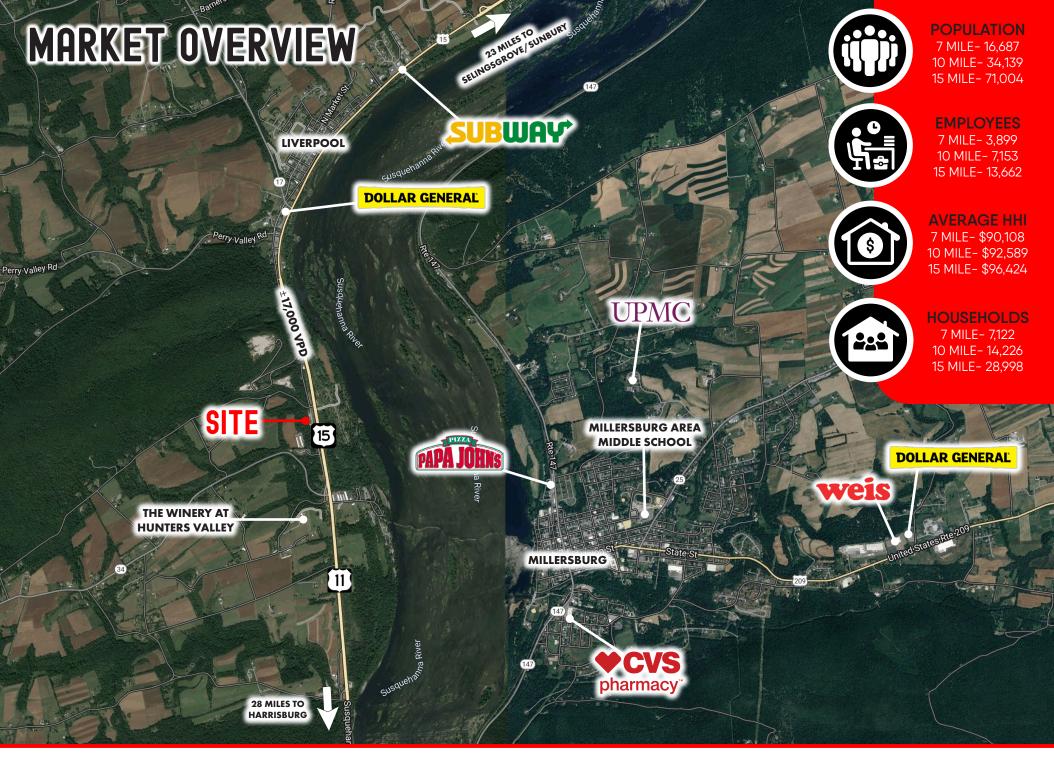




















YORK OFFICE:

3528 Concord Rd. York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave. Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107 West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201 Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205 State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130 Moorestown, NJ 08057

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LANDLORD REPRESENTATION

TENANT REPRESENTATION

INVESTMENT SALES

PROPERTY MANAGEMENT



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