

For Sale

717.293.4477



KEYSTONE COURT LEOLA, PA 17540

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► Mixed-Use Investment Property



Keystone Court, Leola, PA

Total Square Feet:

29,497 square feet

Price:

\$1,950,000 (66.11PSF)

*Purchase price is a 9% cap rate on in-place income.

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Description:

Rare opportunity to acquire a stabilized, mixed-use investment property with a diverse mix of tenants and uses. The property features a strong NOI profile, serves as a primary hub of commerce for the surrounding areas, and has benefited from significant capital investment over the last five years.

Property Information:

Property Type:	Mixed Use
% Leased:	97.2% (low 2.8% vacancy)
Cap Rate:	9% on existing, in-place income (request a detailed rent roll and income statement from the listing agents)
# of Tenants:	18
Year Constructed:	1900 & 1970 – renovated in 2017
Type Construction:	Wood frame
Ceiling Height:	8 - 9 feet
Lighting:	Fluorescent
Water & Sewer:	Public
Parking	67 spaces
Municipality:	Upper Leacock Township
Zoning:	Mixed Use

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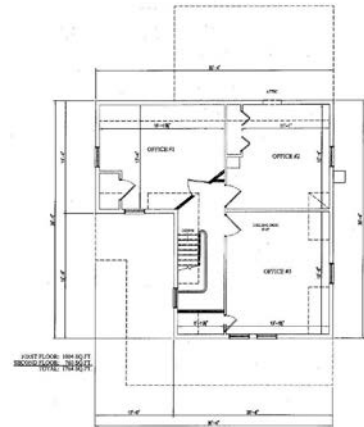


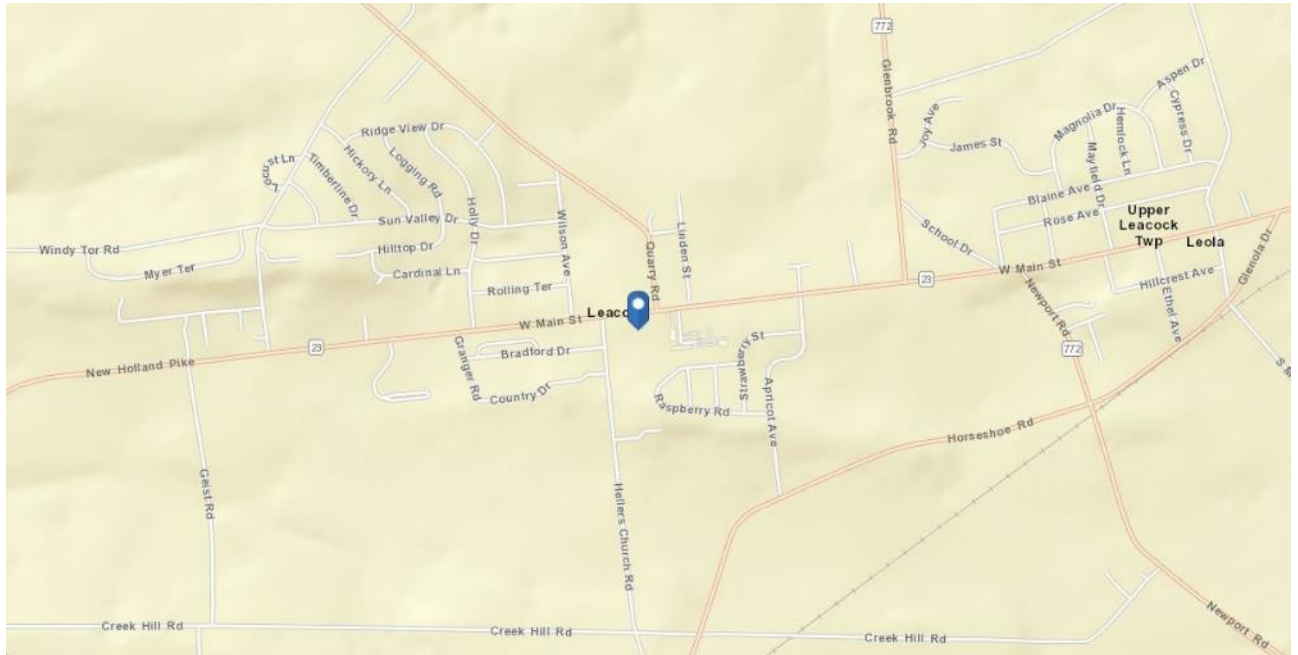


4 Keystone Court



256 W Main St.







*Every company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" – High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.



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