



350 MAIN STREET
MOUNTVILLE, PA 17554



Jeffrey Kurtz, CCIM
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- Property Information Sheet
- CAM Charges
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- Floor Plan



► *Retail/Office Property*



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*350 East Main Street
Mountville, PA 17554*

Available Square Feet:
994 square feet

Lease Rate
\$12.00/SF N/N/N

Description:
Small office or retail location in Mountville Borough. Former bakery with hood, exhaust and venting still in place. Wide open space offers many options. Retail front window and glass door entry.

PROPERTY INFORMATION

| | |
|-----------------------|--------------------|
| Available Square Feet | 994 square feet |
| Construction | Block, stick built |
| Heat | Heat pumps |
| Air Conditioning | Central A/C |
| Ceiling Height | 8 feet |
| Water & Sewer | Public |
| Parking | On-site |
| Zoning | Commercial |
| Acres | 1.2 acres |
| Municipality | Mountville Borough |
| County | Lancaster |

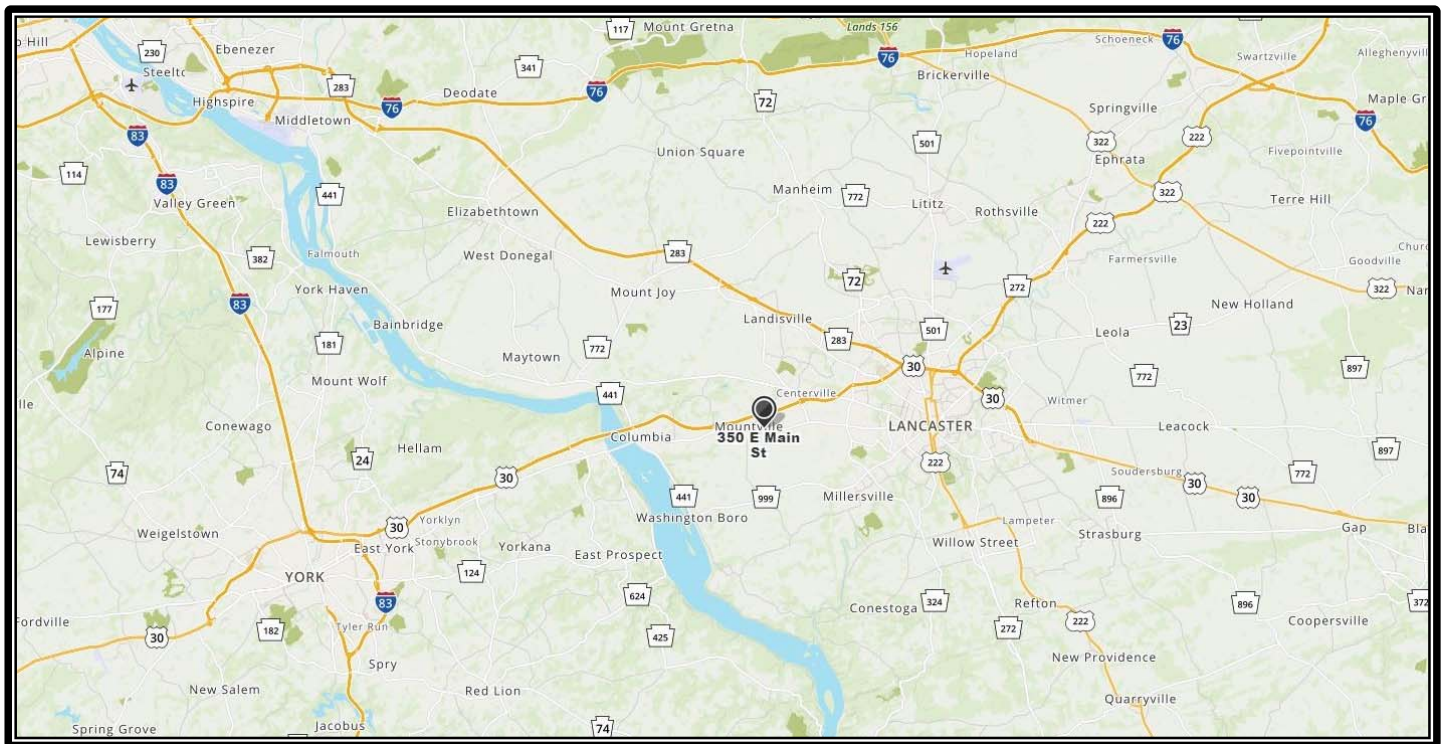
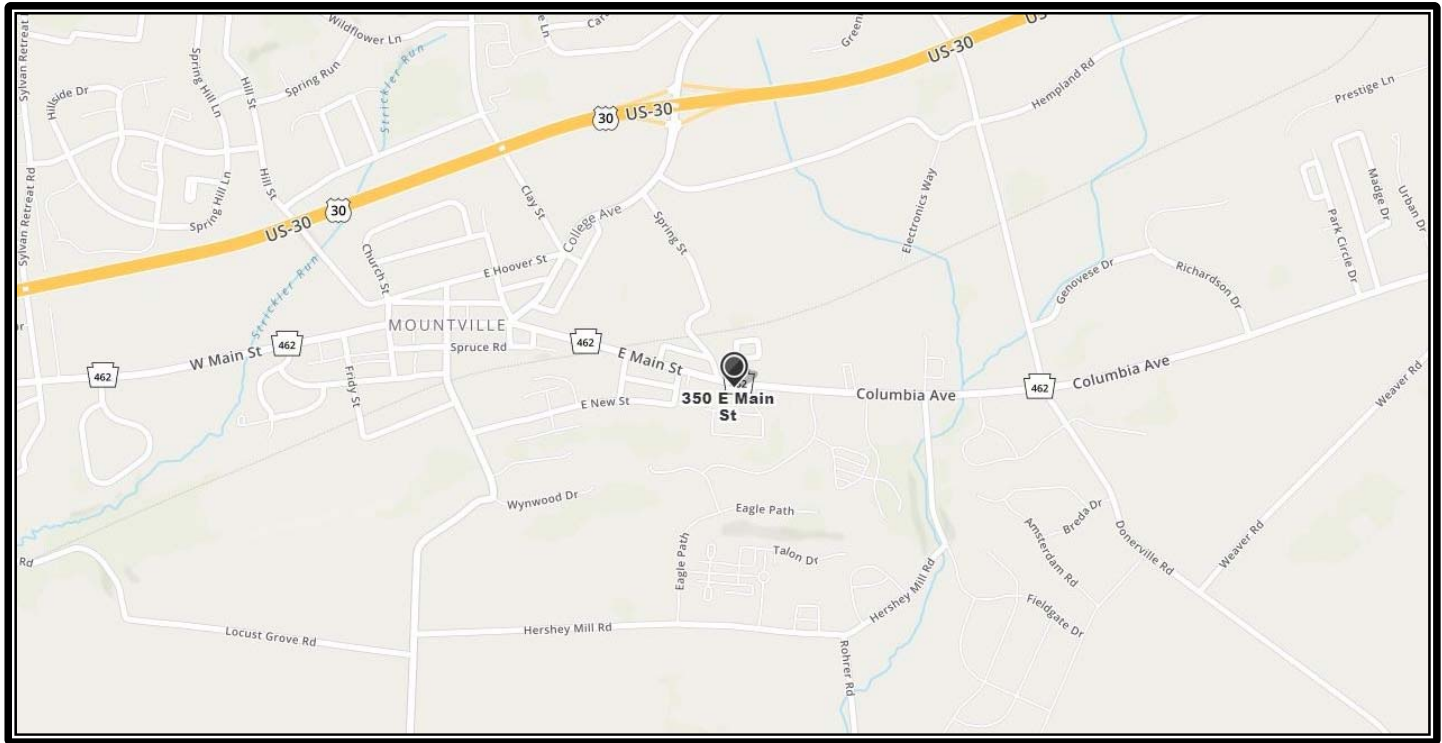
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| CAM Charges | Cost |
|---------------------|---------------------|
| Taxes | \$ 7,584.56 |
| Insurance | \$ 1,752.00 |
| Snow Removal | \$ 700.00 |
| Lawn Care | \$ 420.00 |
| Property Management | \$ 3,371.76 |
| Janitorial | \$ 1,560.00 |
| Maintenance/Repairs | \$ 1,350.00 |
| Water | \$ 840.00 |
| Sewer | \$ 377.52 |
| Total | \$ 17,955.84 |

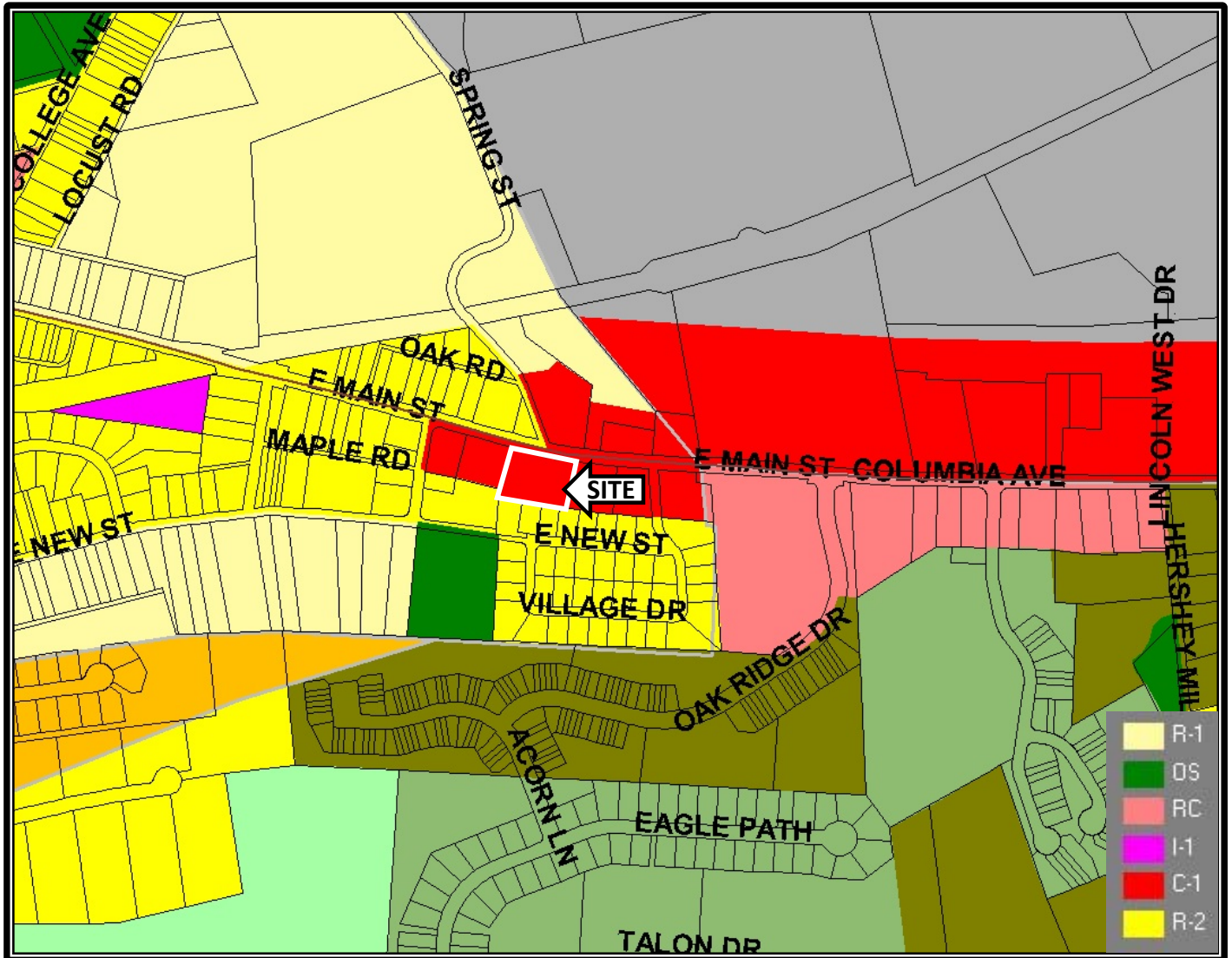
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|-----------------------------|--------------|
| Building Square Feet | 6,712 |
|-----------------------------|--------------|

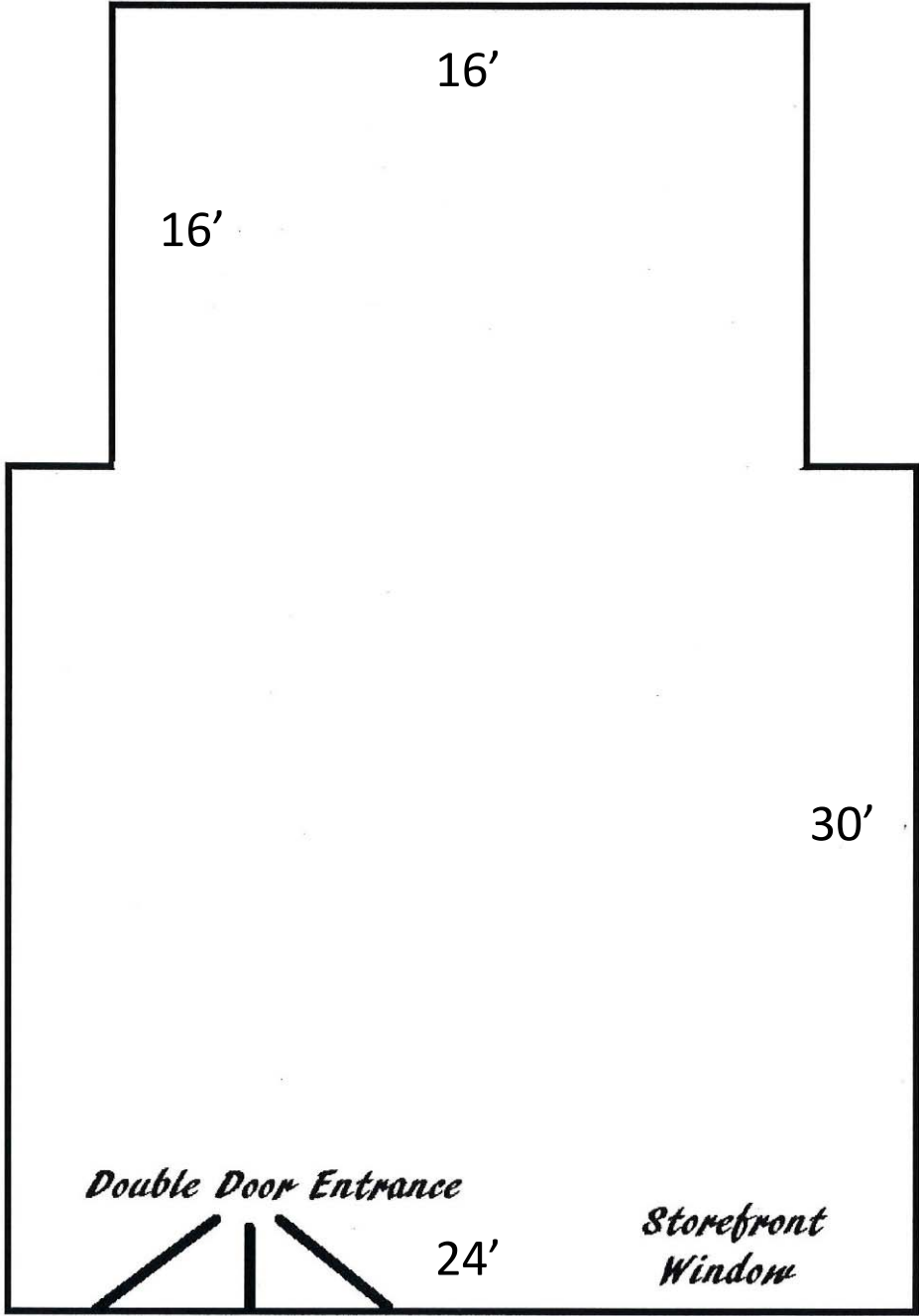
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|-------------------|----------------|
| CAM Fee/SF | \$ 2.67 |
|-------------------|----------------|

Tenant pays water and sewer directly to the Landlord.









Not to Scale



1853 William Penn Way
Lancaster, PA 17601

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1.800.638.4414

5000 Ritter Road
Suite 201

Mechanicsburg, PA 17055
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1.800.213.0094

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Suite 103

Coatesville, PA 19320
610.380.8437
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11020 David Taylor Drive
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Charlotte, NC 28262
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FAX 704.688.0801

6497 Parkland Drive
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