

For Sale

717.697.2422



633 AND 639 MAIN STREET
McSHERRYSTOWN, PA 17344

iHIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

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► **NNN Investment Property**
Long term lease with Turkey Hill



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*633 and 639 Main Street
McSherrystown, PA 17344*

Available SF:
2,400 SF

Acreage:
.63 + .25 = .88 Acres

Sale Price:
\$1,690,000

Description:
Turkey Hill gas station/convenience store with long term lease. Yearly rent is \$84,000 NNN. Located in McSherrystown Borough.

The sale will consist of the Turkey Hill lease which has a fifteen-year lease starting in 2019, followed by three options to renew, for a total of 29 years and 11-months potential term.

Turkey Hill will be doing a major gasoline upgrade going from three dispensers to eight dispensers. This will be a \$1.2 million dollar plus major upgrade. The total gas operation, parking lot, landscaping, signage etc. will be upgraded. This is a prime piece of commercial real estate and one of the best stores Turkey Hill has. This is a fantastic opportunity for an investor. Turkey Hill has a first right of refusal on the sale of the property.

BUILDING INFORMATION

Available square feet	2,400 SF
Year built	1974
Roof	Recently replaced
HVAC	Electric, forced air
Air conditioning	Central air
Electric	220 amp; 3 phase
Signage	2 illuminated exterior signs

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Doors	2 storefront doors and one loading door
Security system	Yes
Underground storage tank	2
Gas Pumps	Currently 3 dispensers; 6 fueling positions

GEOGRAPHIC INFORMATION

Zoned	C-1 Commercial
Municipality	McSherrystown Borough
County	Adams County

LAND INFORMATION

Acreage	.63 + .25 = .88 acres
Lot	42,000 SF; L-Shaped
Parking	19 as is; will be 27
Property real estate taxes 2020	\$10,892 + \$2579 = \$13,471
Tax identification #	639-28-005-0230-000; Book 5808; Page 220 633-28-005-0227-000; Book 0314; Page 0835

UTILITIES

Water	Public
Sewer	Public

TRAFFIC COUNTS

Both Directions	14,239 Both Dir AADT @ Main Street 8,142 Both Dir AADT @ W. Elm 6,205 Both Dir AADT @ N. 3 rd Street 5,111 Both Dir AADT @ N. Oxford
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<u>DEMOGRAPHICS</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	8,585	37,043	61,729
Households	3,692	15,487	24,770
Avg. HH Income	\$62,100	\$68,255	\$75,155

Projected rent and associated valuation

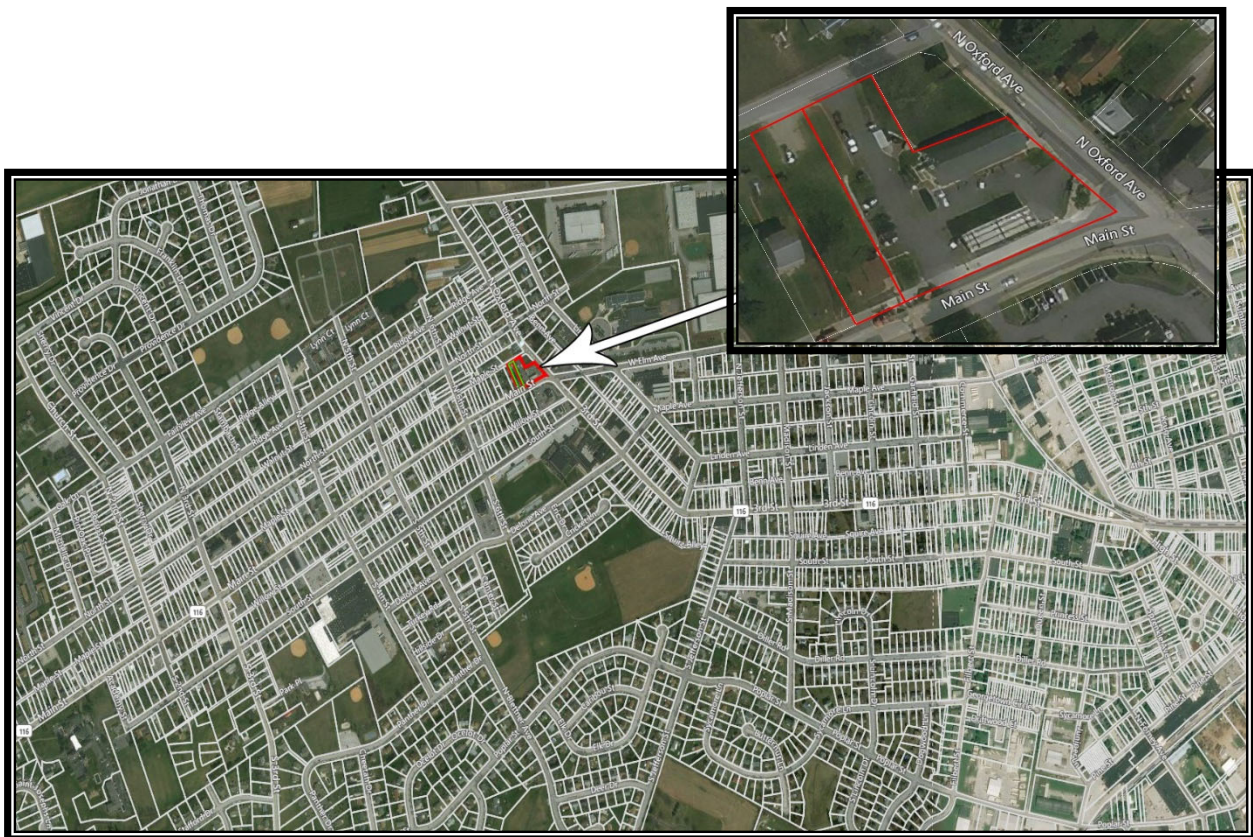
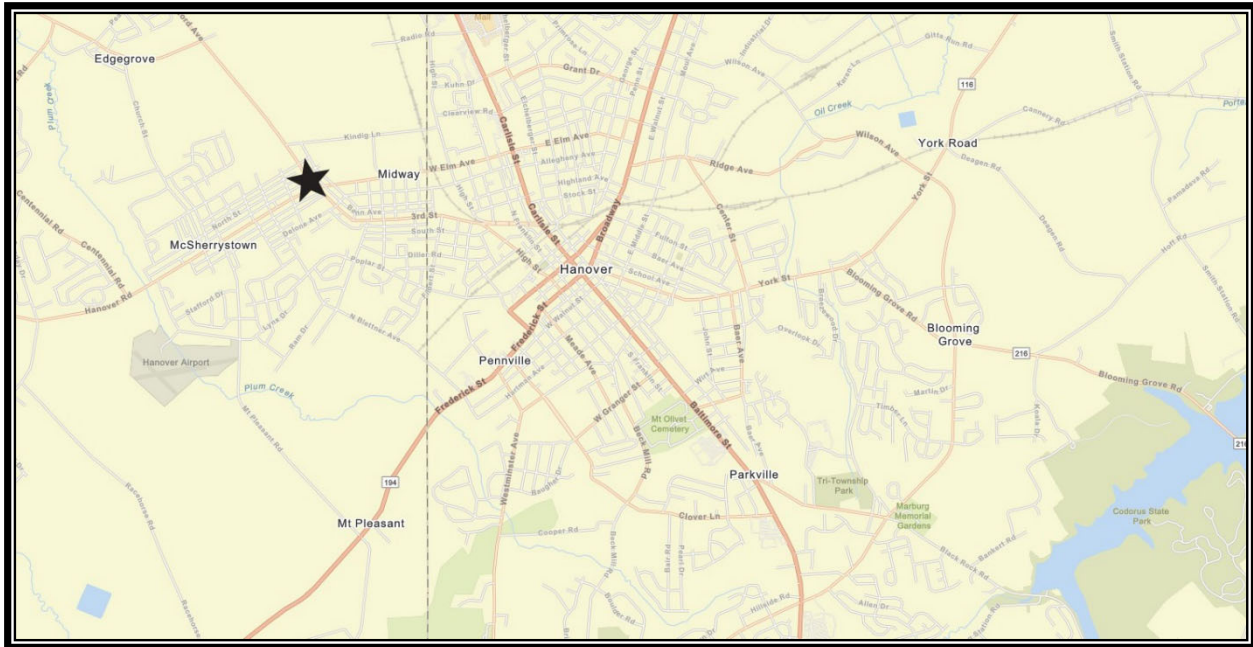
TERM	ANNUAL RENT	
Years 1 - 5	\$84,000	NNN
Years 6 - 10	\$88,200	NNN
Years 11-15	\$96,900	NNN
Years 16-29	\$106,590	NNN
Years 21-25	\$117,249	NNN
Years 26 - 29 & 11 months	\$128,973	NNN
* Cap rate is 6%		

*Future \$1 million dollar plus expansion to one of
Turkey Hill's Top Preforming Stores!*



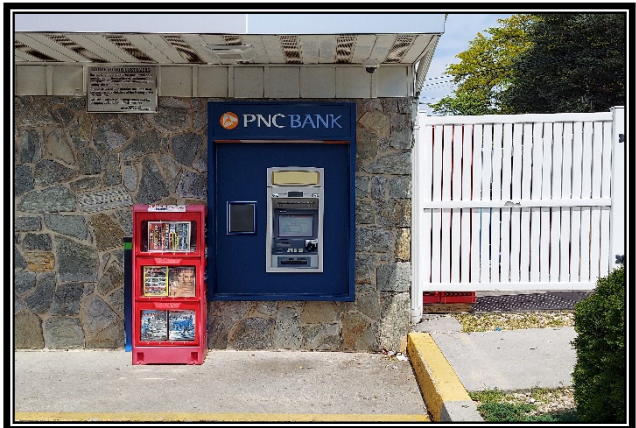
Location Maps

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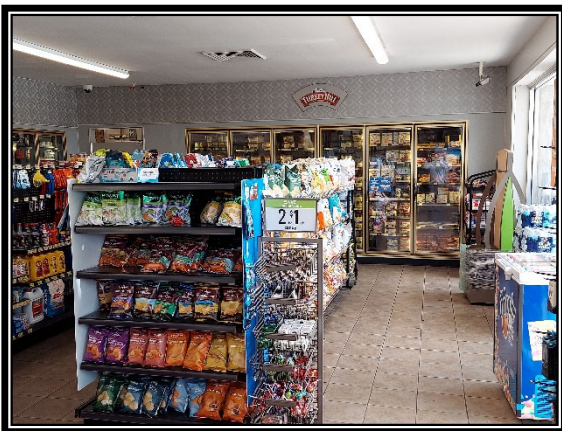
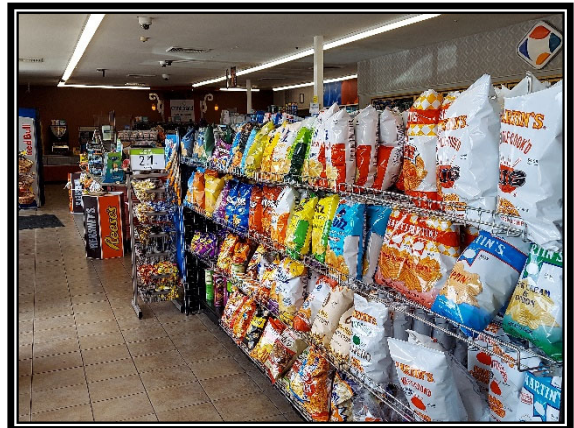
Photos

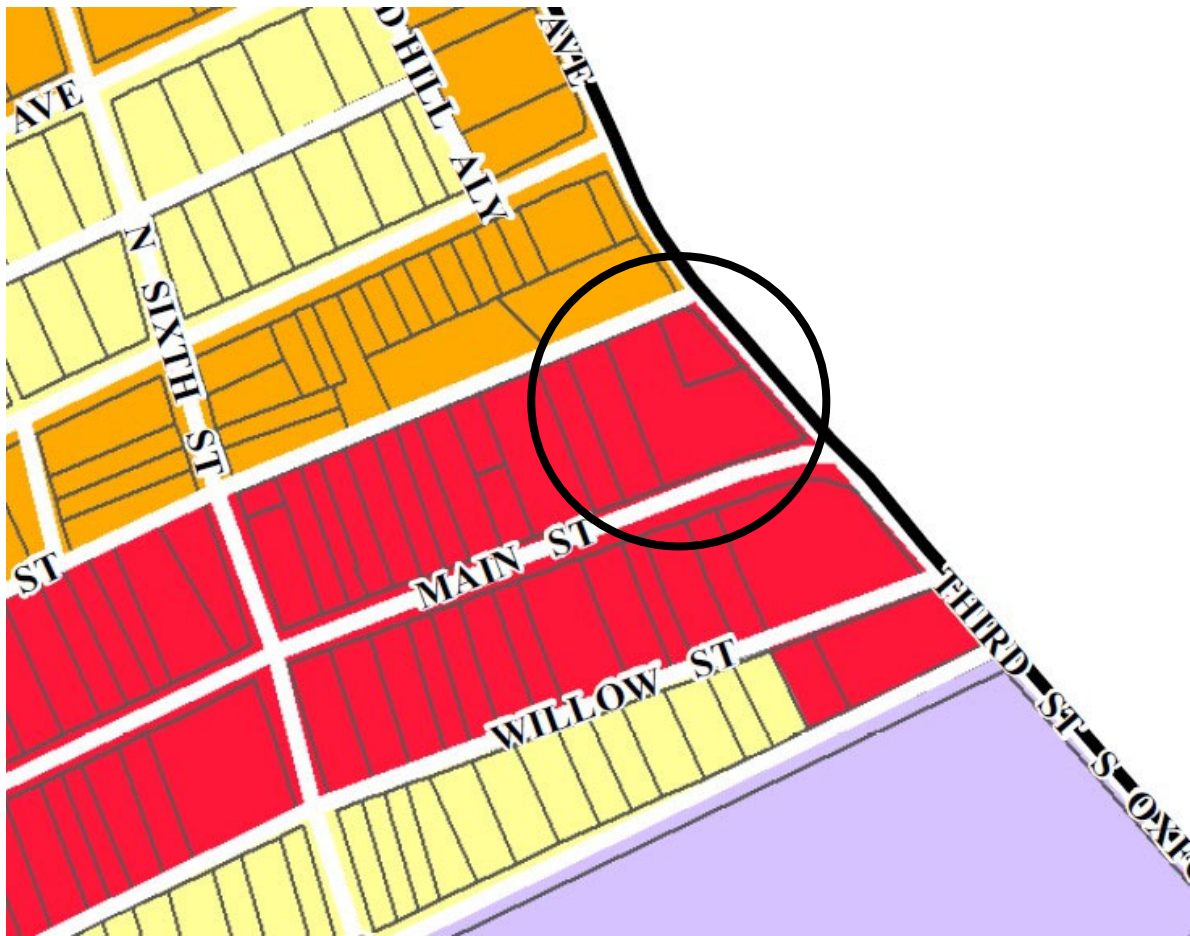
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Photos




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Zoning



-  R-1 Residential
-  R-2 Residential
-  C-1 Commercial
-  I-1 Industrial
-  IN-1 Institutional
-  OLI Office Light Industrial
-  Floodplain Overlay

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