

# FOR SALE - INVESTMENT OPPORTUNITY

Small Professional Office Building with a new Five-Year Lease in Place

West Lampeter Township | Lancaster County



9 West Willow Rd. Willow Street, PA 17584

## Property Highlights

- Purchase Price .....\$389,900
- Tenant Responsibility ..... Utilities, Snow Removal, & Lawn Care
- Landlord Responsibility ..... Taxes & Insurance & Parking Lot Maintenance
- Net Operating Income ..... Over \$27,000 Blended

## Building and Location Information

Nestled in the heart of Willow Street, 9 West Willow Road offers over 3,800 SF of renovated professional office space. Site is zoned Main Street which offers a lot of flexible uses. The building has been completely renovated, including updated mechanicals, ADA compliant entrance and restrooms, open concept with four private offices, and a completely open concept second floor.

There is a brand-new five-year lease agreement in place where the only Landlord responsibilities are Taxes, Insurance, and Parking lot maintenance. Tenant pays all utilities, landscaping and snow removal. The tenant is an established local operator with a solid client base. Financial proforma can be supplied upon request.

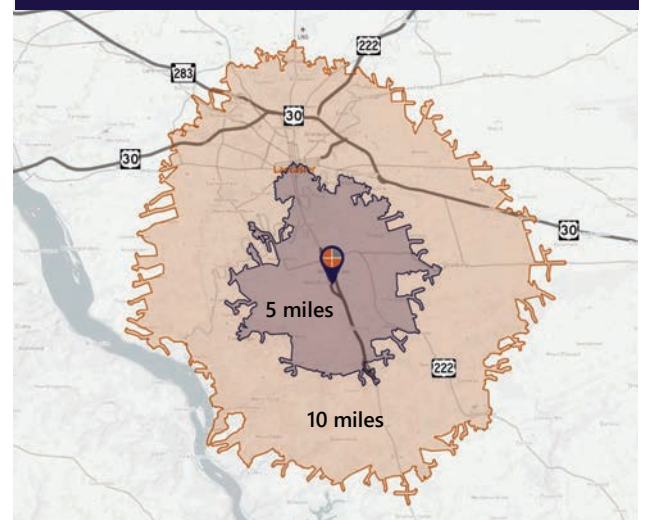
### Variable

9 West Willow Rd.  
Willow Street, PA 17584

Travel Distance from Site      5 miles      10 miles

Total Population	49,224	211,865
Population Density (Pop per Sq. Mile)	1,211.4	1,097.3
Total Daytime Population	51,488	234,055
Total Households	18,119	80,593
Per Capita Income	\$25,886	\$29,833
Average Household Income	\$69,541	\$77,040
Average Disposable Income	\$54,822	\$59,864
Total (SIC01-99) Businesses	1,598	8,658
Total (SIC01-99) Employees	24,793	135,779
Total (SIC01-99) Sales	\$3,171,406	\$22,418,528
Annual Budget Expenditures	\$1,080,950,377	\$5,313,358,188

### Travel Distance from Site



FOR MORE INFORMATION CALL 717.850.TRUE (8783)

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The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



## FIRST FLOOR INTERIOR PHOTOS



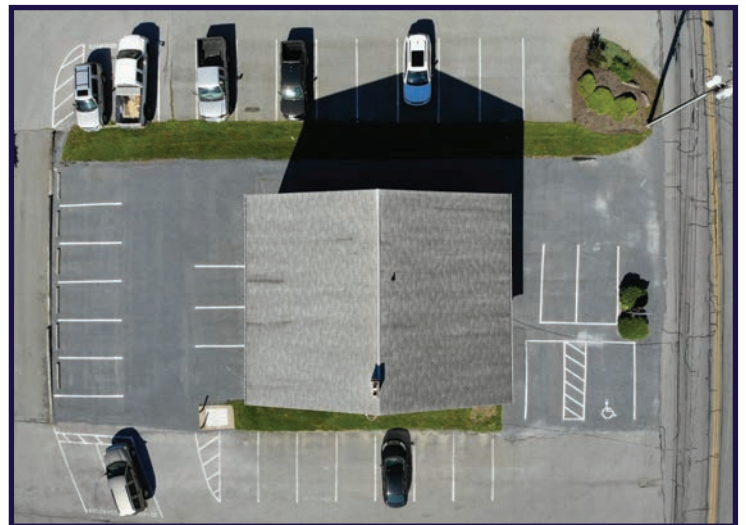
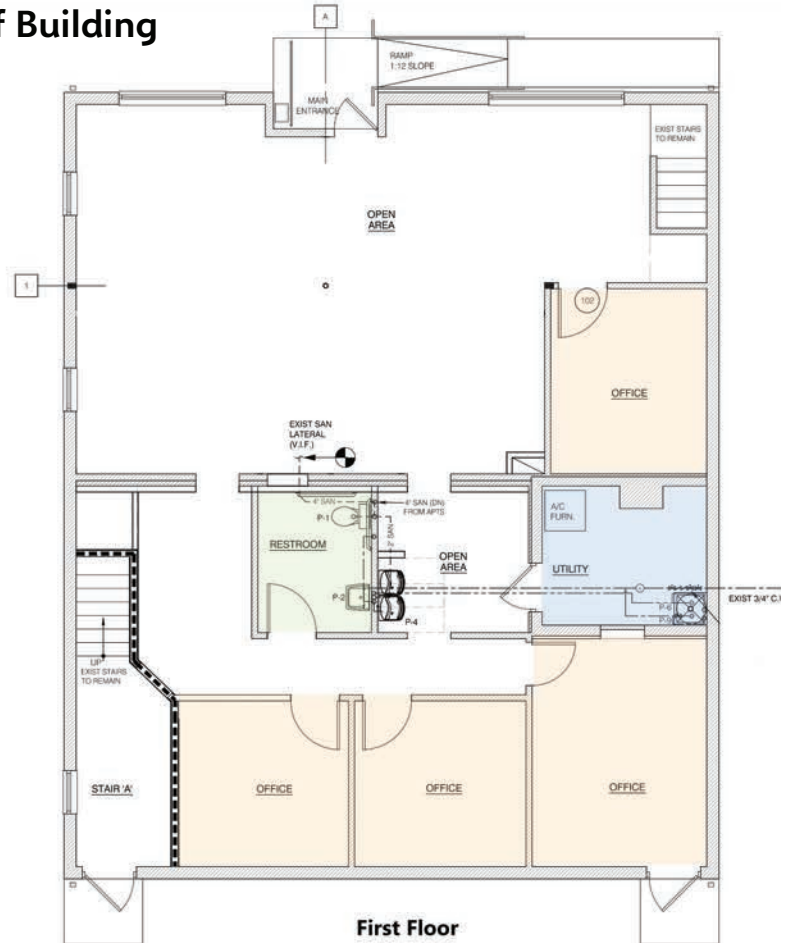
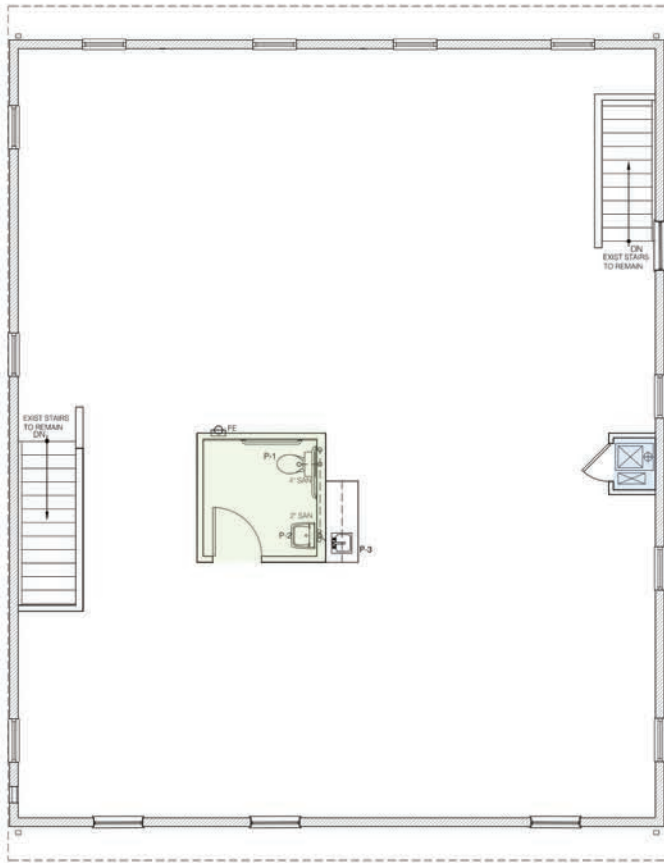
## SECOND FLOOR INTERIOR PHOTOS





# FLOOR PLANS & AERIAL DRONE PHOTOS

Front of Building



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