



190 DOE RUN ROAD
MANHEIM, PA 17545



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► *Commercial Property*



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*190 Doe Run Road
Manheim, PA 17545*

Available Square Feet:

Retail/Office: 5,430 +/- square feet

Home/Retail: 3,253 +/- square feet

Auto Space: 900 +/- square feet

Sale Price:

\$979,000

Description:

Three-unit investment property located in Manheim. Property includes a retail/office space, a single-family home used for retail and an auto repair use.

PROPERTY INFORMATION

Total Square Feet	9,603 square feet
Year Constructed	House/Auto 1960; Retail/Office 1967
Construction Type	Frame/masonry
Roof	Asphalt/rubber
Ceiling Heights	Varies
Water	Public - Penn Township
Sewer	Public - Penn Township
Parking	100+ spaces

HVAC	Natural gas forced air and radiant hot water	
Electric	3 Phase 220 volt	
Acres	2.2	
Zoning	T-5 Mixed Use zoning	
Municipality	Penn Township	
County	Lancaster County	
Tax Account #	500-00498-0-0000	
Deed Reference #	05249532	
Total Assessment	\$556,200	
Real Estate Taxes	School	\$7,971
	County	\$1,619
	Municipality	\$797
	Total	\$10,387

Current Income	Annual
Distillery (Ends Jan 2026)	\$42,000
Bridal Dress Retailer (Ends Sept 2022)	\$33,786
Retail Auto Repair (Ends July 2022)	\$19,500
Total Income	\$95,286
Vac. and Credit Loss (5%)	(\$4,764)
Effective Rental Income	\$90,522

Expenses (Estimated)	Annual
School Tax	\$7,992
County/City Tax	\$2,367
Water/Sewer	\$1,800
Insurance	\$3,958
Trash	\$1,260
Lawn Care	\$2,008
Maintenance	\$2,000
Replacement Reserve	\$3,000
Misc	\$600
Property Management (1%)	\$1,084
Total Operating Expenses	\$26,069
Net Operating Income	\$64,453

Lease One: Gail Mendenhall (AKA Country Threads by Gail)

Term:		Mo. Rate:	Ann. Rate:
Year One:	Oct 2017 – Sept 2018	\$2,575	\$30,900
Year Two:	Oct 2018 – Sept 2019	\$2,652	\$31,824
Year One:	Oct 2019 – Sept 2020	\$2,732	\$32,784
Year One:	Oct 2020 – Sept 2021	\$2,814	\$33,768
Year One:	Oct 2021 – Sept 2022	\$2,898	\$34,776

Lease Two: Chris Winters (C&H Quality Car Care)

Term:		Mo. Rate:	Ann. Rate:
Year One:	Aug 2017 – July 2018	\$1,487	\$17,844
Year Two:	Aug 2018 – July 2019	\$1,532	\$18,384
Year Three:	Aug 2019 – July 2020	\$1,578	\$18,936
Year Four:	Aug 2020 – July 2021	\$1,625	\$19,500
Year Five:	Aug 2021 – July 2022	\$1,674	\$20,088

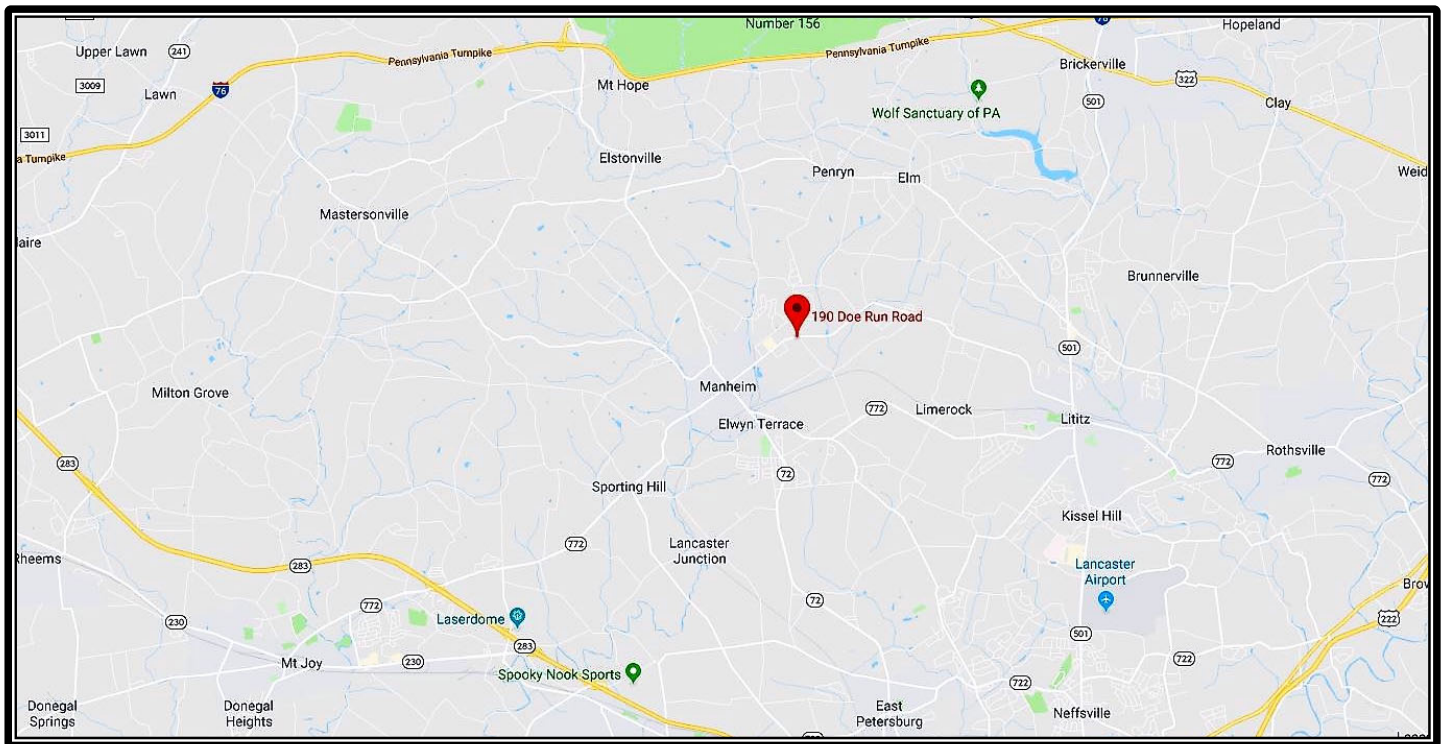
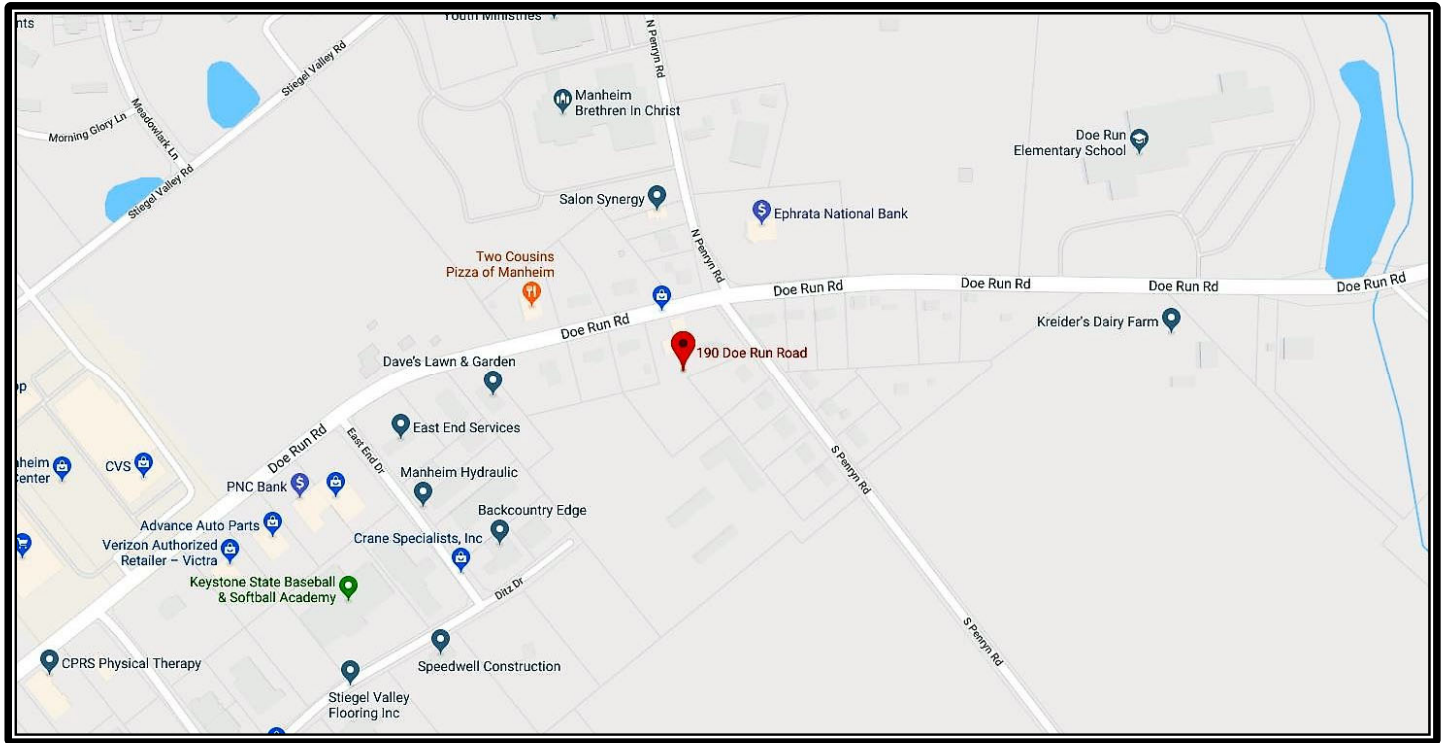
Lease One: Dennis Ball (AKA 2 D Distillery)

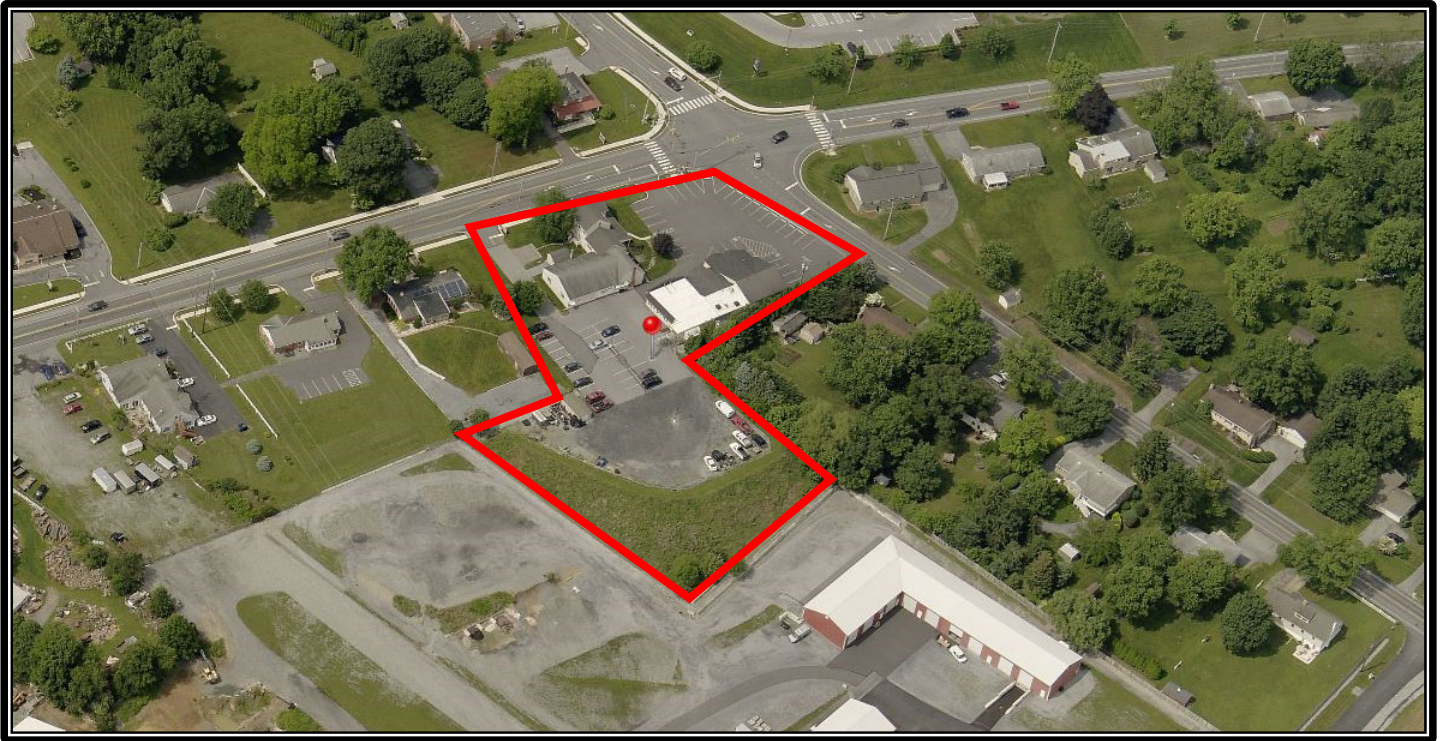
Term:		Mo. Rate:	Ann. Rate:
Year One:	Feb 2021 – Jan 2022	\$3,500	\$42,000
Year Two:	Feb 2021 – Jan 2022	\$3,750	\$45,000
Year Three:	Feb 2021 – Jan 2022	\$3,750	\$45,000
Year Four:	Feb 2021 – Jan 2022	\$4,000	\$48,000
Year Five:	Feb 2021 – Jan 2022	\$4,250	\$51,000

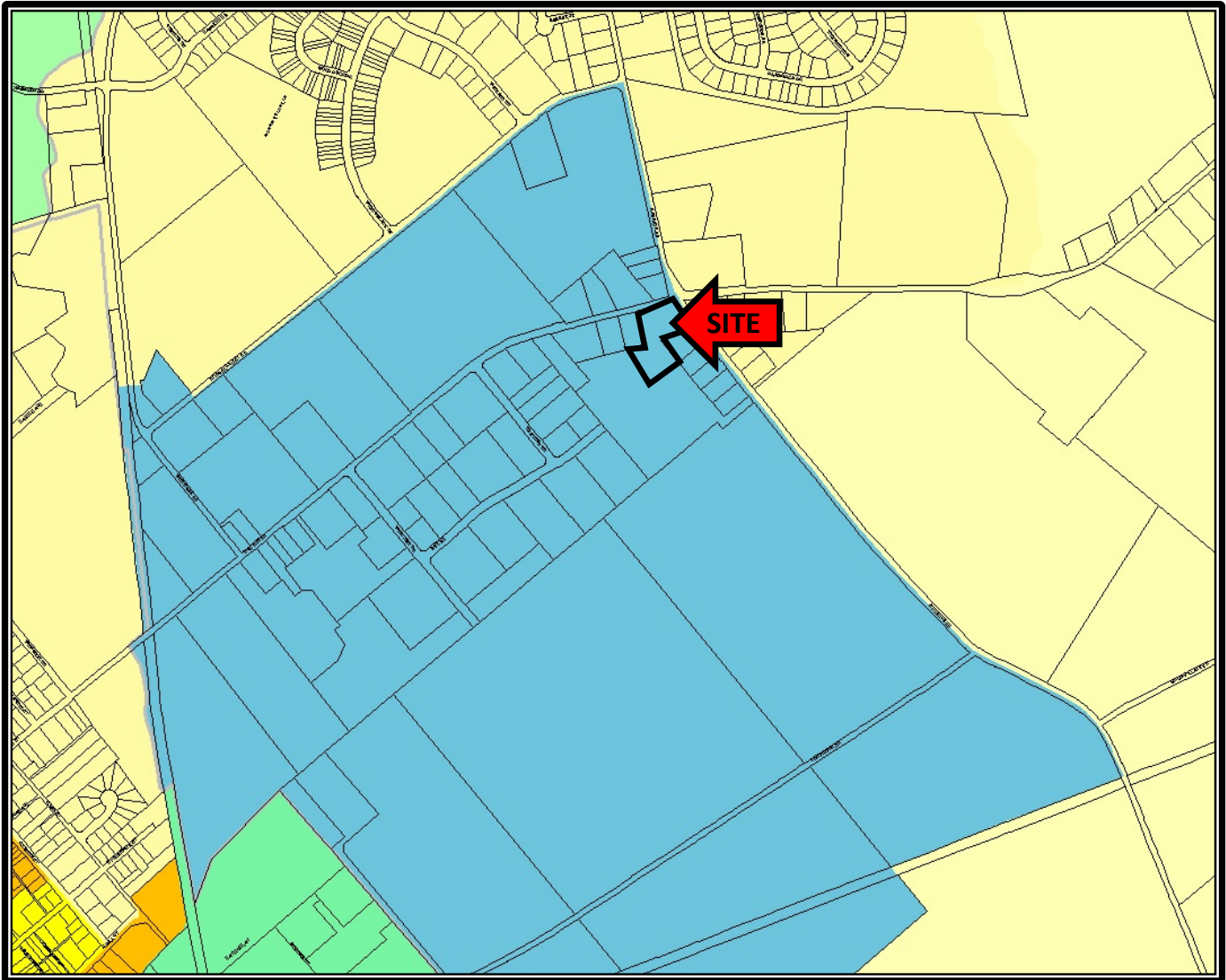












T-5 Mixed Use Zoning



*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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