

FOR SALE

1647 North Reading Road



STEVENS, PA 17578

**FORMER OPTOMETRY OFFICE**

**FIRST FLOOR OFFICE HAS MIX OF PRIVATE OFFICES AND LARGE OPEN AREAS**

**1,750 SF TWO BEDROOM APARTMENT ON SECOND FLOOR**

**IN HOME BUSINESS OR NNN INVESTMENT OPPORTUNITY**

**F. JEFFREY KURTZ, CCIM**

717.293.4554

[jkurtz@high.net](mailto:jkurtz@high.net)

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### SALE INFORMATION

Sale Price:	\$425,000
Building Area:	4,354 SF
Acres:	0.53 Acres
Tax Account Number:	080-99111-0-0000
Deed Reference:	3546343

### PROPERTY OVERVIEW

Former Optometry office and personal residence all on one parcel. This space provides the opportunity to live above where you work in a two-bedroom apartment with full kitchen and two full baths with separate entrance. 1,750 SF of living space, bright and airy with plenty of natural light, and a one car garage. First floor office is about 2,604 SF has five exam rooms, office, restroom, check in/out counter, and large open display area. Exterior is well maintained and private all the while positioned at a signalized intersection. Could be an investment purchase for a multi-Tenant NNN lease opportunity.

### OFFERING SUMMARY

HVAC:	Central, Forced Air	Total Taxes:	9,882
Sprinklers:	No	Lighting:	Fluorescent
Parking:	Parking Lot	Number of Floors:	2
Water:	Public	Flooring:	Carpet and Vinyl Flooring
Sewer:	Public		
Zoning:	High Density Residential		

### ADDITIONAL COMMENTS

ADT of 15,000+ per day.



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An Affiliate of High Real Estate Group LLC



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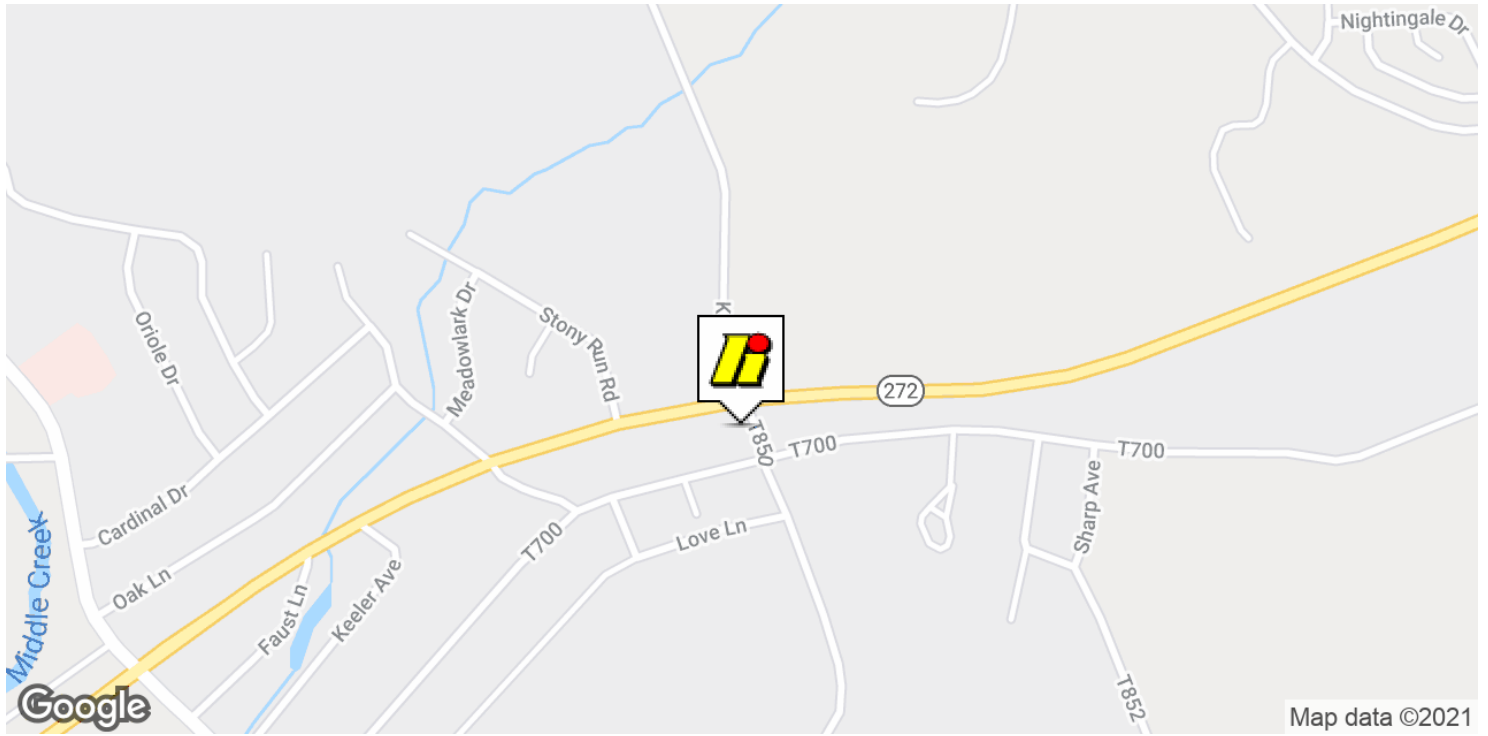
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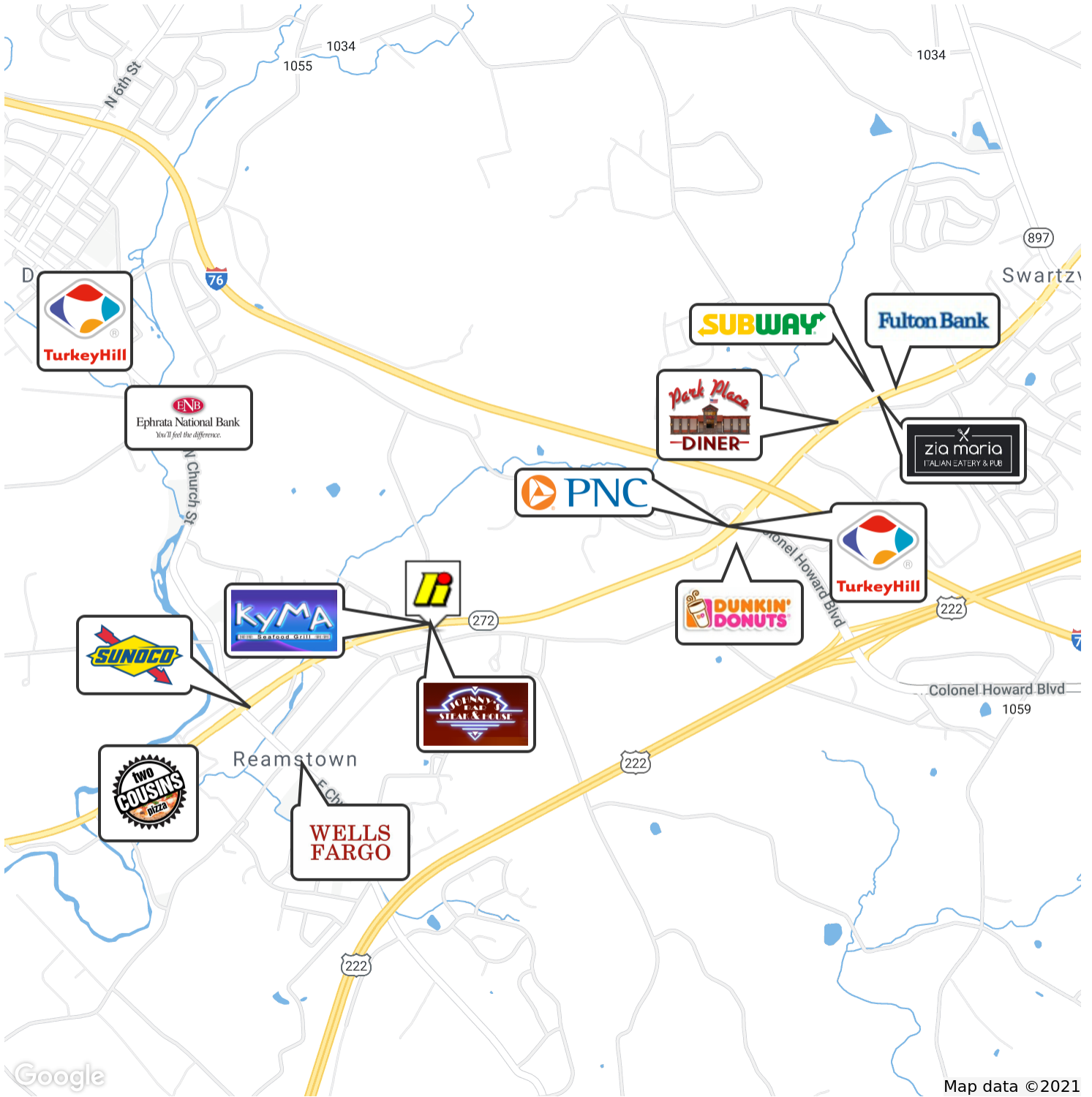
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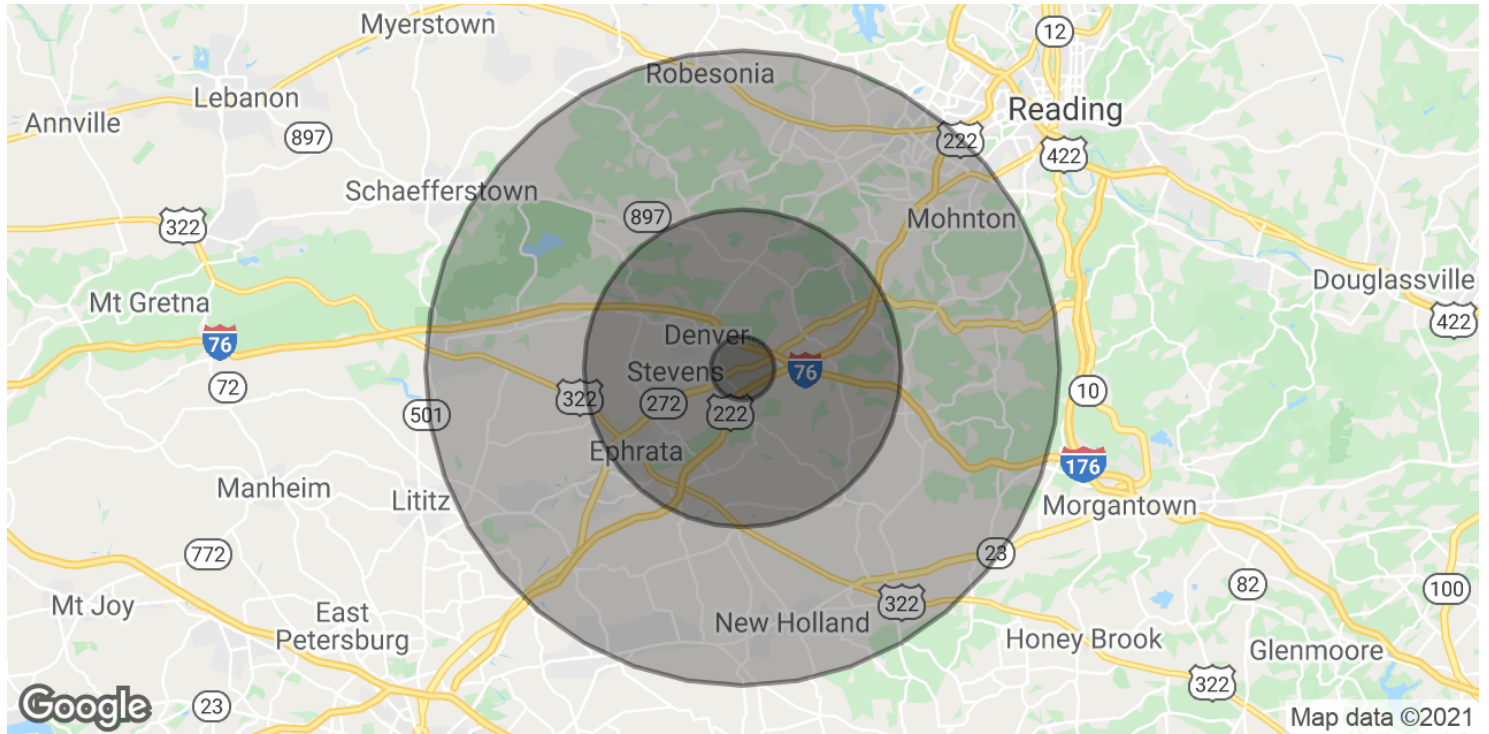


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,702	38,083	152,945
Average age	41.6	38.6	39.0
Average age (Male)	41.5	36.9	37.4
Average age (Female)	41.0	39.7	40.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	616	14,040	56,702
# of persons per HH	2.8	2.7	2.7
Average HH income	\$68,044	\$66,022	\$69,169
Average house value		\$189,939	\$213,619

\* Demographic data derived from 2010 US Census

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*An Affiliate of High Real Estate Group LLC*

*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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5000 RITTER ROAD SUITE 201  
P.O. Box 1367  
Mechanicsburg, PA 17055