

For Sale

717.293.4477



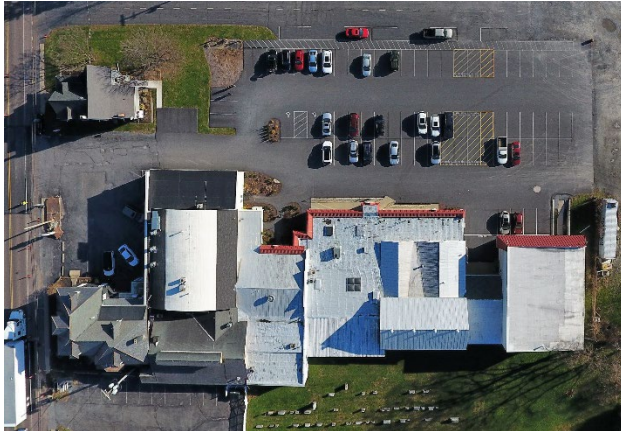
## KEYSTONE COURT LEOLA, PA 17540

Ruth M. Devenney, CCIM, SIOR  
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rdevenney@high.net

Michael Bowser  
717-293-4553 – direct line  
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## ▶ Mixed-Use Investment Property



### Keystone Court, Leola, PA

**Total Square Feet:**

29,497 square feet

**Price:**

\$1,895,000

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**Description:**

Rare opportunity to acquire a stabilized, mixed-use investment property with a diverse mix of tenants and uses. The property features a strong NOI profile, serves as a primary hub of commerce for the surrounding areas, and has benefited from significant capital investment over the last five years.

**Property Information:**

Property Type:	Mixed Use
% Leased:	97.2% (low 2.8% vacancy)
Cap Rate:	9% on existing, in-place income (request a detailed rent roll and income statement from the listing agents)
# of Tenants:	18
Year Constructed:	1900 & 1970 – renovated in 2017
Type Construction:	Wood frame
Ceiling Height:	8 - 9 feet
Lighting:	Fluorescent
Water & Sewer:	Public
Parking	67 spaces
Municipality:	Upper Leacock Township
Zoning:	Mixed Use



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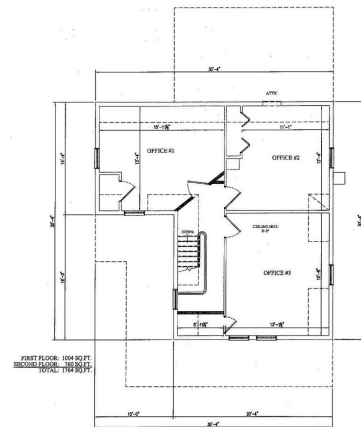
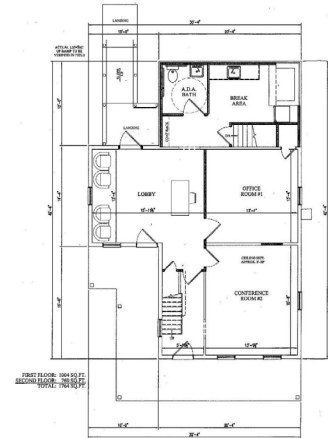
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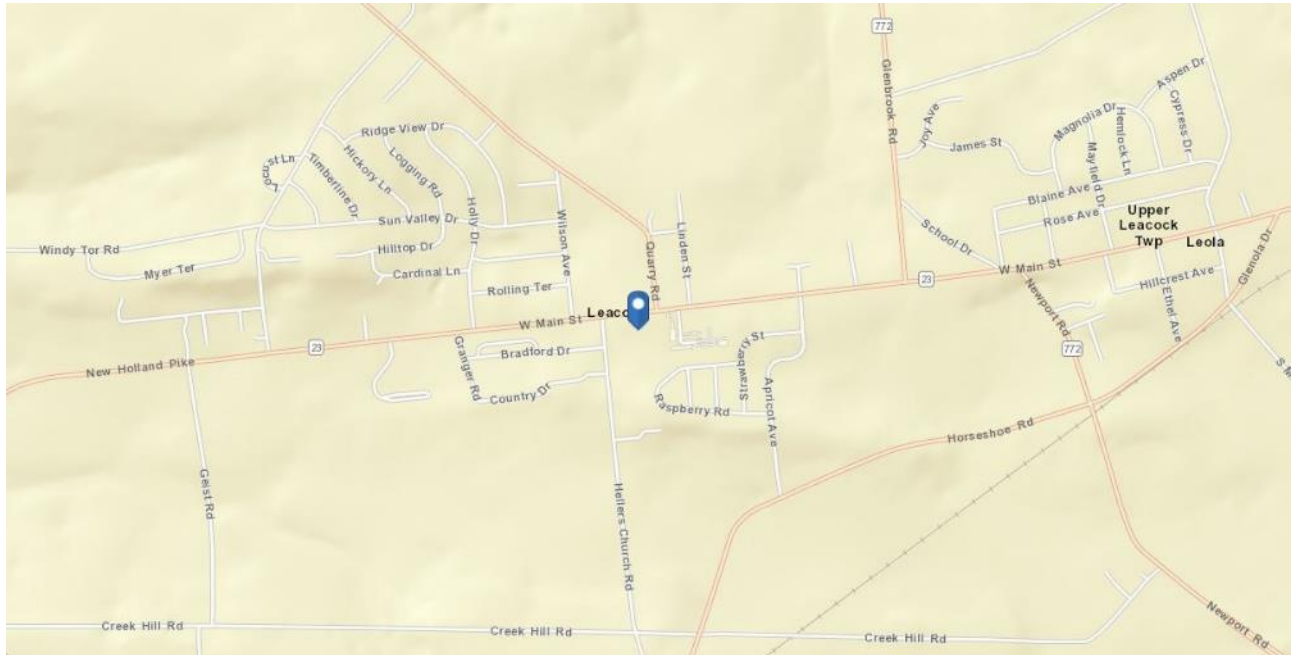
4 Keystone Court



256 W Main St.









*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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