



Daniel Perich
 Managing Director
 KW Commercial, The Daniel Perich Group

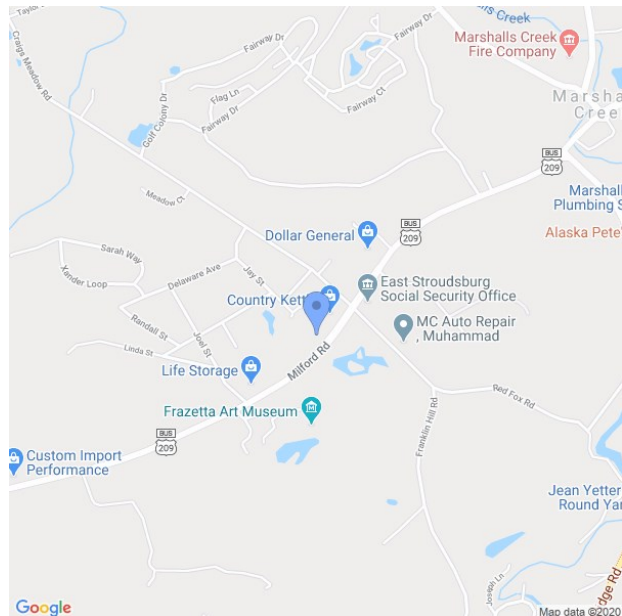
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2487 MILFORD ROAD, EAST STROUDSBURG, PENNSYLVANIA 18301



COMMERCIAL • OFFICE • FOR SALE OR LEASE



SALE PRICE **\$1,950,000**
 LEASE RATE **\$12.86-\$15.00/SQFT MN**
 SALE TYPE **INVESTMENT**
 ZONING **C-1**
 BLDG TYPE **MULTI-TENANT**
 CLASS **B**
 STATUS **EXISTING**
 YEAR BUILT **1980**

YEAR RENOVATED **2009**
 STORIES **1**
 CAP RATE **5.34%**
 GROSS BLDG **18,957 SQFT**
 TOTAL AVAIL **3,352 SQFT**
 AVAIL **1,120 TO 0 SQFT**
 LAND AREA **4.62 ACRES**
 CEILING HEIGHT **10.0 FT**
 NET OP INC **\$104,034.11**

KW Commercial, The Daniel Perich Group is offering this commercial investment for sale in East Stroudsburg, The 8-unit property consists of 4 buildings with 82.3% occupancy. Property offers 119 parking spaces and visibility along Business Route 209. Mixed tenants include Enterprise, Lehigh Valley Health Network, automotive and church.

KW Commercial, The Daniel Perich Group is offering this commercial space for lease in East Stroudsburg. On-site parking

available. Large signage with visibility along Business Route 209 (Milford Road). The free-standing building is 1,120 square feet on two stories with three private offices, restroom, and storage area. The 2,232 square foot inline space was a former Karate studio. Space includes 1 EDU. Join Enterprise Rent-A-Car and Lehigh Valley Health Network.

East Stroudsburg is located in Smithfield Township, Monroe County, PA. Property is along Milford Road (Business Route 209) with a current traffic count of 14,109 ADT. Neighboring businesses include Dollar General, Country Kettle, and Christmas Factory.

 2 Spaces



AVAILABLE: 2,232_{SqFt}

LEASE RATE: \$15.00_{MN}

SUITE/UNIT: 200

FLOOR: 1



AVAILABLE: 1,120_{SqFt}

LEASE RATE: \$12.86_{MN}