



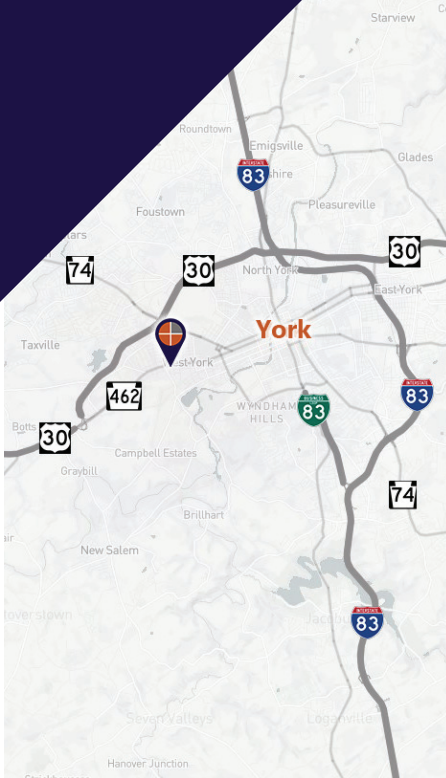
MIXED USE INVESTMENT SALE

West Manchester & West York Borough | York County

1880 W. Mason Ave. York, PA 17403

FOR SALE

Mixed use investment property consisting of 2 multi-tenant buildings, a single tenant building and a residential house.



Gordon Kauffman
Cell: 717.880.7301
gordon@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

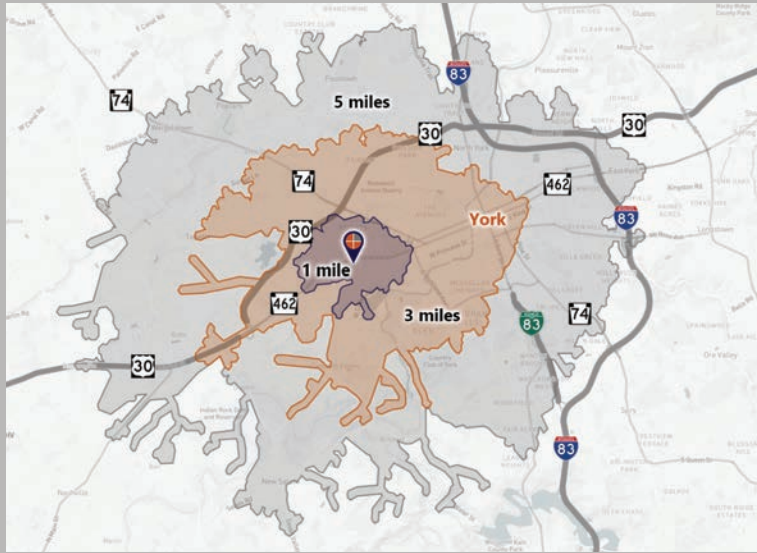
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MIXED USE INVESTMENT SALE

DEMOGRAPHICS

Variable	1880 W. Mason Ave. York, PA		
Travel Distance from Site	1 mile	3 miles	5 miles
Total Population	7,725	52,277	107,405
Population Density (Pop per Sq. Mile)	4,293.5	3,645.0	2,331.0
Total Daytime Population	8,219	61,155	121,977
Total Households	3,236	20,268	41,854
Per Capita Income	\$27,480	\$24,374	\$30,808
Average Household Income	\$65,824	\$63,147	\$78,799
Average Disposable Income	\$53,497	\$50,141	\$61,628
Aggregate Disposable Income	\$173,115,419	\$1,016,254,617	\$2,579,385,444
Total (SIC01-99) Businesses	391	2,329	4,359
Total (SIC01-99) Employees	4,745	32,378	63,085
Total (SIC01-99) Sales (\$000)	\$633,320	\$4,072,149	\$9,281,082
Annual Budget Expenditures	\$184,498,841	\$1,110,482,451	\$2,843,253,335
Retail Goods	\$55,924,368	\$329,883,651	\$853,412,499

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

This fully occupied, mixed use investment property on 1.33 acres is located in the West York area, just one block south of W. Market St./Route 462. Property consists of multiple tax parcels that house two (2) multi-tenant buildings, one (1) single tenant building, and a 1.5 story residential house with detached garage. Property is in excellent shape with many improvements made to it over the last few years.

PROPERTY DETAILS

- Buildings Total GLA:15,274 +/- SF
- Sale Price:\$850,000
- Land/Lot Size: 1.33 acres
- Zoning:Commercial
- Date Available:.....Settlement
- Annual Taxes: \$22,242
- Topography:Flat
- Roof Type: Various
- Construction:..... Various
- Water:.....Public
- Sewer:Public

Building 1

Multi-Tenant Building

- Building Size:4,080 +/- SF
- Year Built: 1969

Building 2

Multi-Tenant Building

- Building Size: 5,725 +/- SF
- Year Built: 1952

Building 3 - Residential

1.5 Story • 2 bedroom • 1 bath • Detached Garage

- Building Size:924 +/- SF
- Year Built: 1946

Building 4

Single Tenant

- Building Size:4,545 +/- SF
- Year Built: 1952

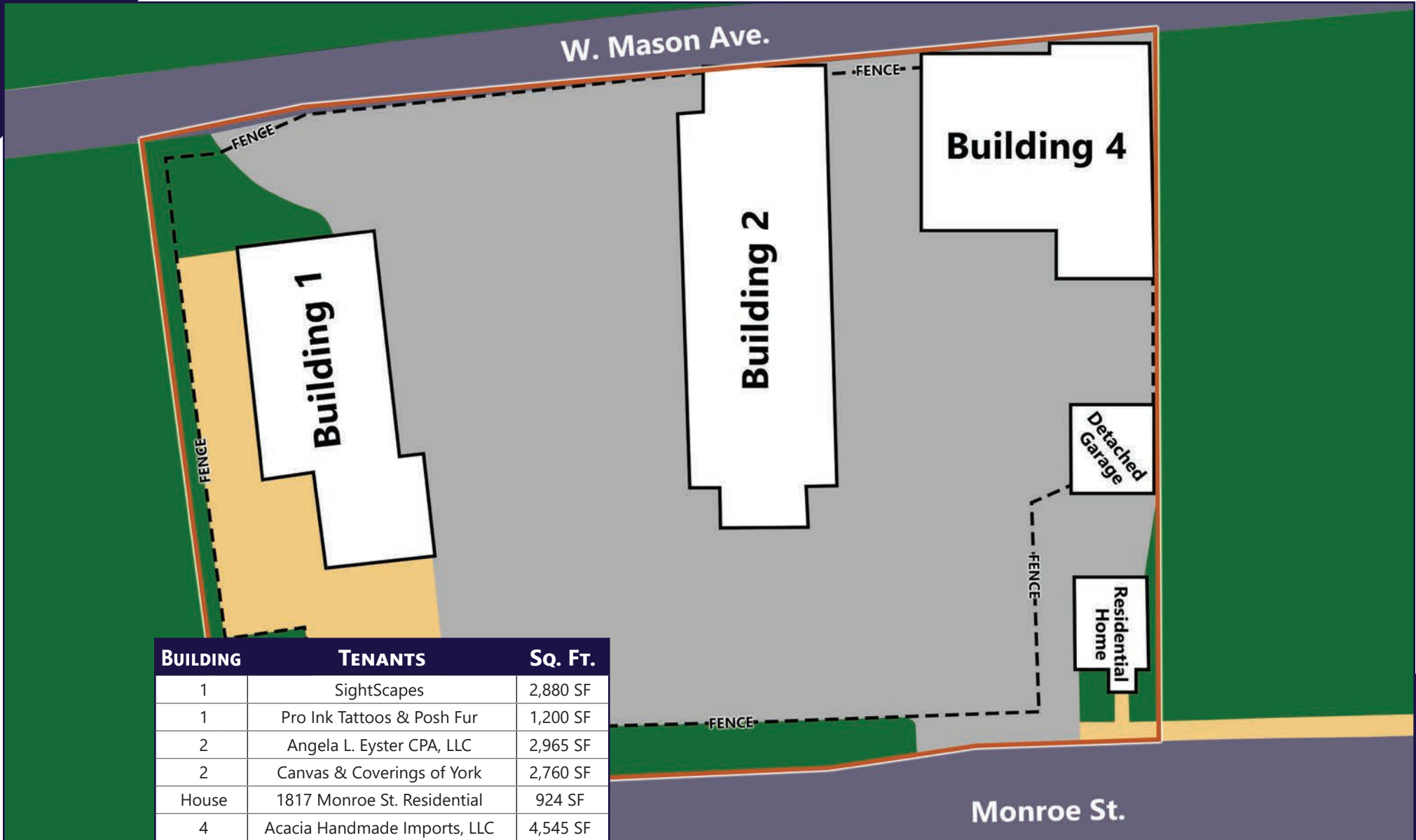
TRAFFIC COUNTS

- W. Market St./Route 462: 11,135 VPD
- Hokes Mill Rd.: 6,157 VPD

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1880 W. MASON AVE | SITE PLAN



BUILDING	TENANTS	Sq. Ft.
1	SightScapes	2,880 SF
1	Pro Ink Tattoos & Posh Fur	1,200 SF
2	Angela L. Eyster CPA, LLC	2,965 SF
2	Canvas & Coverings of York	2,760 SF
House	1817 Monroe St. Residential	924 SF
4	Acacia Handmade Imports, LLC	4,545 SF

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ESTABLISHED REGIONAL AREA MAP



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BUILDING & PROPERTY PHOTOS



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