



## 51 Ann St

Saint Clair, Pennsylvania 17970

### Property Highlights

- Fully Leased w/ \$44,306 NOI
- 5,000 +/- SF
- Office/Retail building
- 1,600 SF Retail Space Leased until 4/30/2025
- 3,400 SF Office/Admin Leased until 3/31/2024
- Excellent Visibility from Route 61 Highway

### Property Overview

5,000 SF two tenanted office/retail space. The property is currently 100% leased with a current NOI of \$44,306.

### Offering Summary

<b>Sale Price:</b>	\$475,000
<b>Building Size:</b>	5,000 SF
<b>Available SF:</b>	Fully Leased
<b>Lot Size:</b>	0.41 Acres

Demographics	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	1,710	17,370	44,534
<b>Total Population</b>	3,649	41,186	109,351

### For More Information

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### Location Information

Street Address	51 Ann St
City, State, Zip	Saint Clair, PA 17970
County	Schuylkill
Signal Intersection	No

### Building Information

NOI	\$44,306.00
Cap Rate	9.33
Building Class	B
Occupancy %	100.0%
Tenancy	Multiple
Ceiling Height	18 ft
Minimum Ceiling Height	10 ft under grid
Office Space	3,400 SF
Number of Floors	1
Year Built	2009
Condition	Good
Free Standing	Yes
Number of Buildings	1
Walls	Drywall
Floor Coverings	Carpet Throughout

**Sale Price** **\$475,000**

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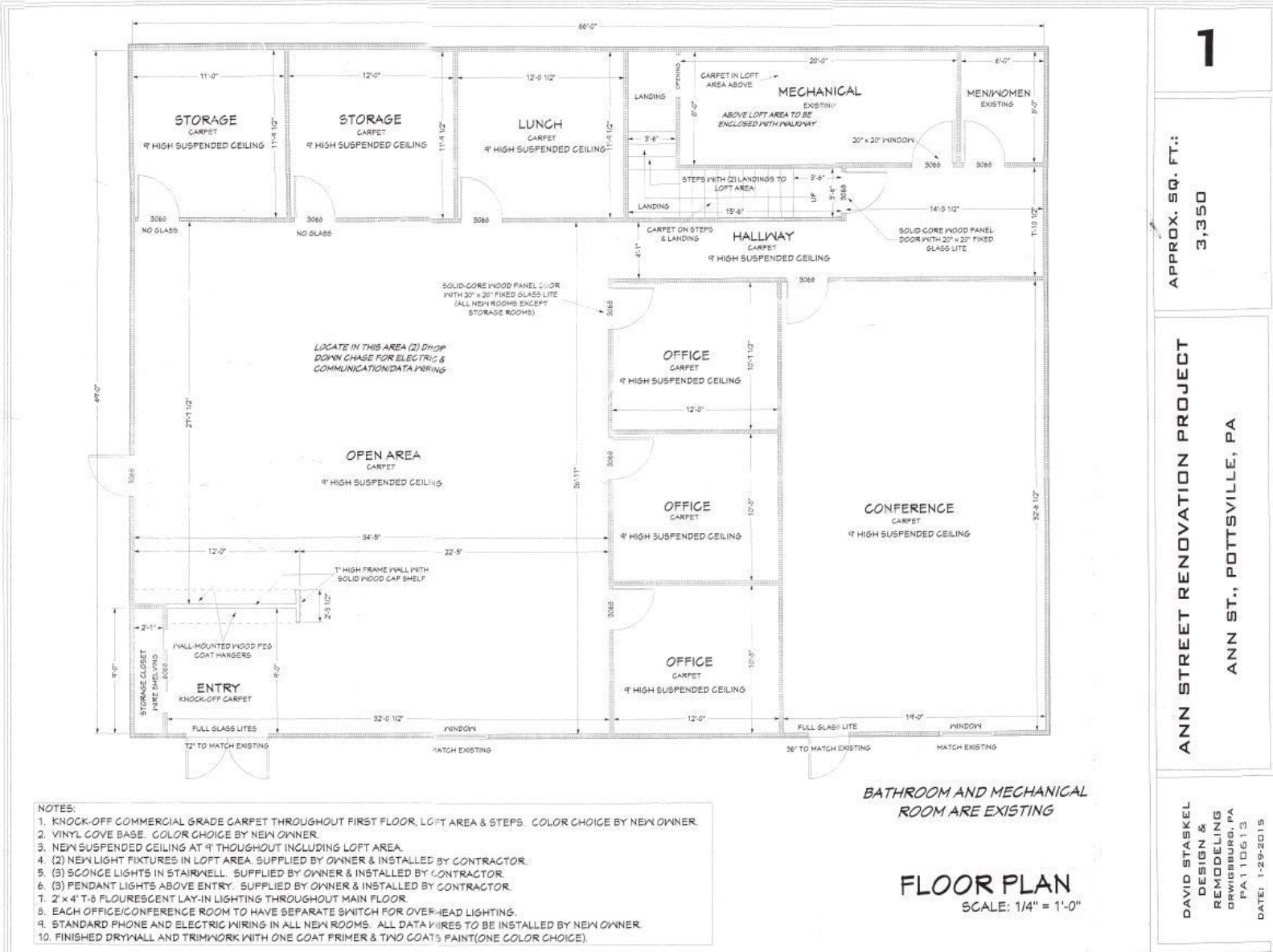
Property Type	Office
Property Subtype	Retail
Zoning	Commercial
APN #	62-05-0038.000
Power	Yes

### Parking & Transportation

Number of Parking Spaces	11
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### Utilities & Amenities

Central HVAC	Yes
HVAC	Forced Air
Gas / Propane	Yes

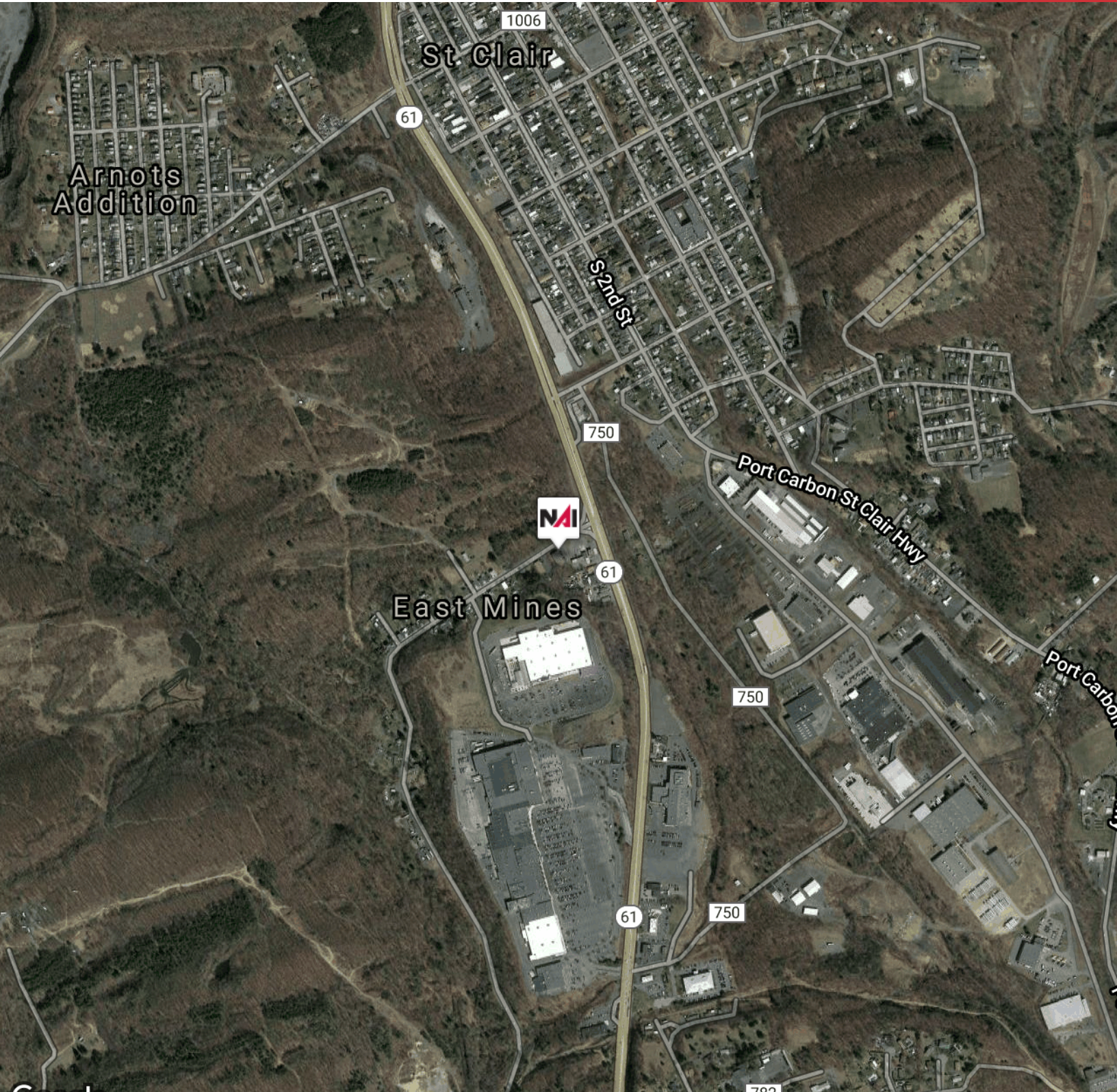


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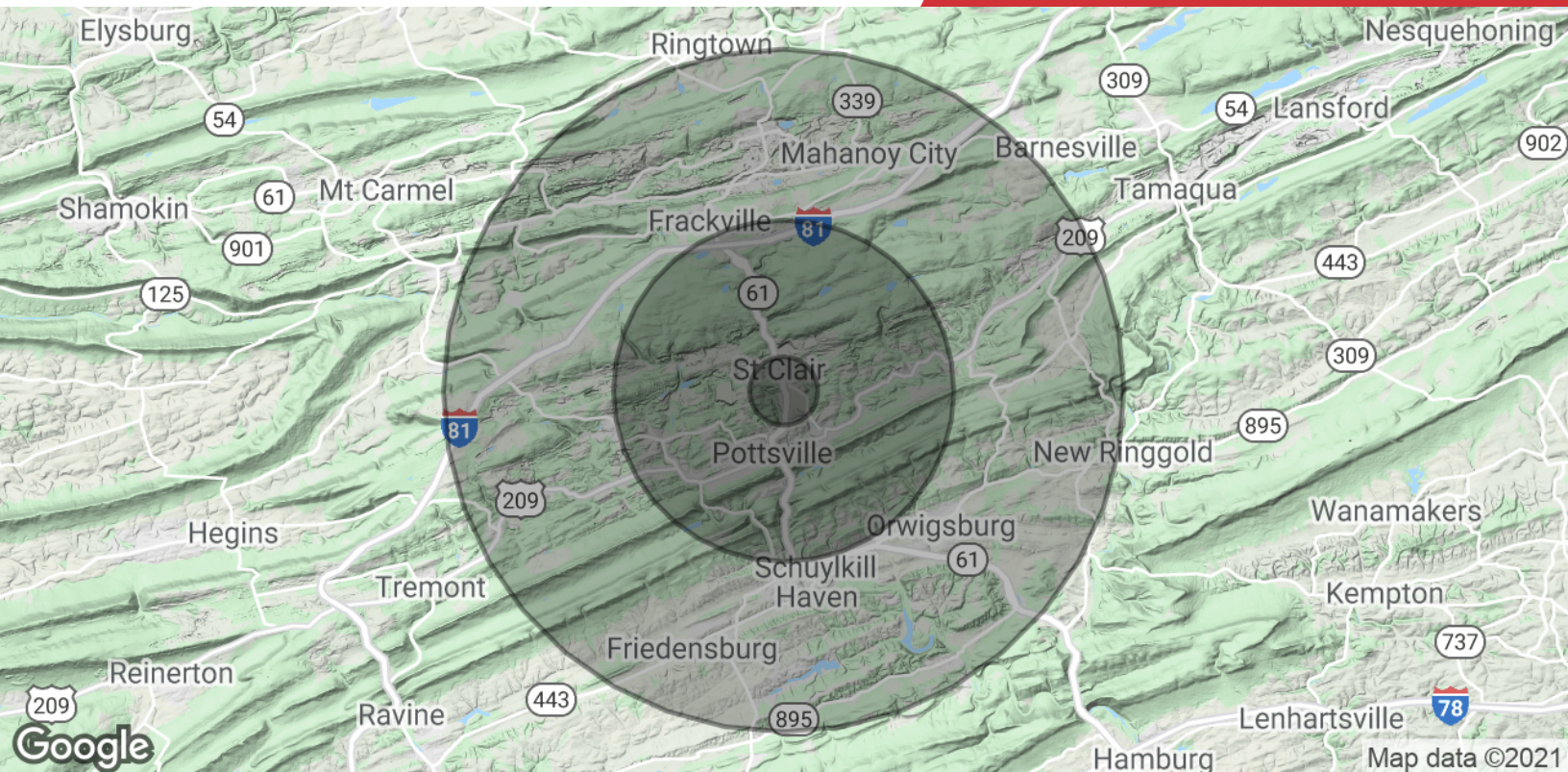
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Google  
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### Population

	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	3,649	41,186	109,351
<b>Average age</b>	42.3	40.8	41.8
<b>Average age (Male)</b>	40.2	39.1	40.2
<b>Average age (Female)</b>	47.7	42.9	44.1

### Households & Income

	1 Mile	5 Miles	10 Miles
<b>Total households</b>	1,710	17,370	44,534
<b># of persons per HH</b>	2.1	2.4	2.5
<b>Average HH income</b>	\$40,434	\$46,695	\$49,536
<b>Average house value</b>	\$65,263	\$88,756	\$102,535

\* Demographic data derived from 2010 US Census