

# 20 N FRONT STREET

BALLY, PA - UNIT 4

**FOR SALE**

**8.75% CAP, 8-YR TERM,  
SINGLE TENANT WHSE**



**PLEASE NOTE** | Condominium Unit 4 features a new roof, brand-new heating units and new LED lighting.

## Unit 4 Highlights



**\$1,133,000**  
Asking Price



**\$84.03**  
Asking Price PSF



**8.75%**  
Cap Rate



**\$99,173**  
Net Operating  
Income (NOI)



**Single (1)**  
Tenant(s)



**Eight (8)**  
Lease Term (Years)



**13,484 SF**  
Rentable SF



**11'-19'**  
Ceiling Clears

## Parcel Map



**MARK McGARRITY**

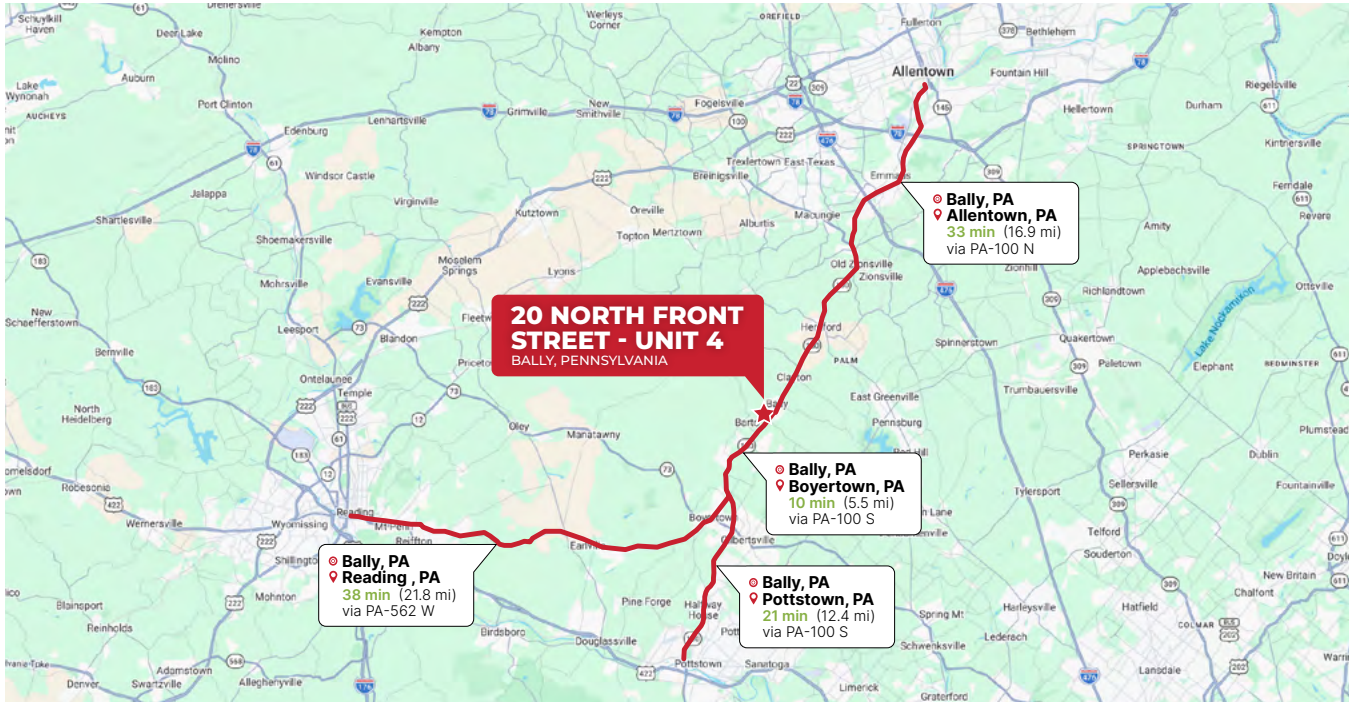
C 484 796 1076

[mmcgarrity@jacksoncross.com](mailto:mmcgarrity@jacksoncross.com)

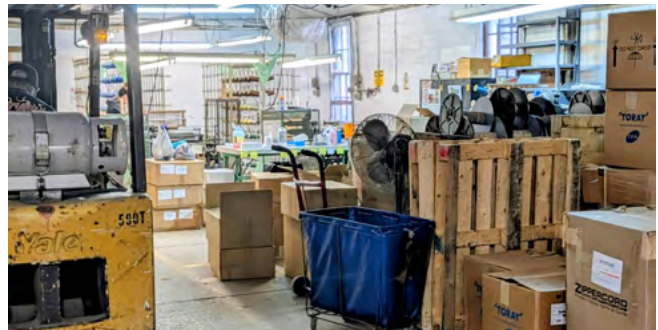
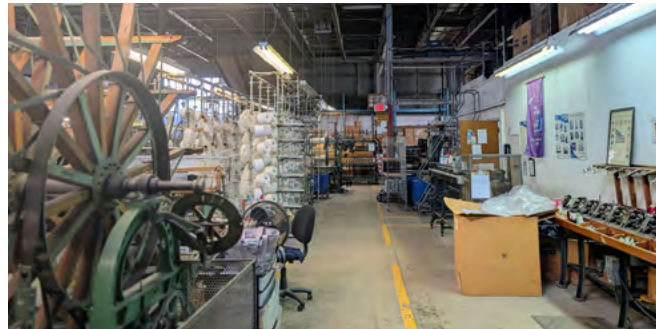
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# Location Map



# Photos



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## Floor Plan



## Tenant



Ira Green, Inc. is a prominent U.S. manufacturer and distributor of military decorations, medals, insignia, and uniform accessories. Founded in 1943 and headquartered in Providence, Rhode Island, this privately held company is one of the largest suppliers of accoutrements for the U.S. Department of Defense and military personnel worldwide. The company is backed by Main Street Capital Corporation (NYSE: MAIN), a principal investment firm and business development company that provides Ira Green, Inc. with long-term capital support.

**YEAR FOUNDED:** 1943

**PRESIDENT/CEO:** Douglas Anderson

**EMPLOYEES:** +/- 300

**ANN. REVENUE:** > \$20,000,000

**WEBSITE:** <https://www.iragreen.com/>



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