

20 N FRONT STREET

BALLY, PA - UNIT 2

FOR SALE

**8.00% CAP VALUE-ADD WHSE
23% VACANCY**



Unit 2 Highlights



\$3,104,000
Asking Price



\$55.81
Asking Price/SF



55,621 SF
Rentable SF



69%
Occupancy



8.00%
Asking Cap Rate



\$248,313
Year 1 NOI



3
WALT (Yrs)



15'-22'
Ceiling Clears

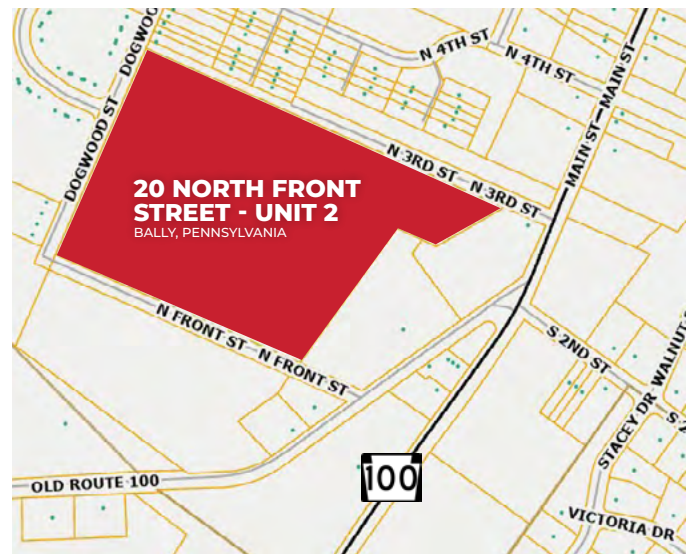


Four (4)
Dock Doors



Three (3)
Drive-In Doors

Parcel Map



MARK MCGARRITY

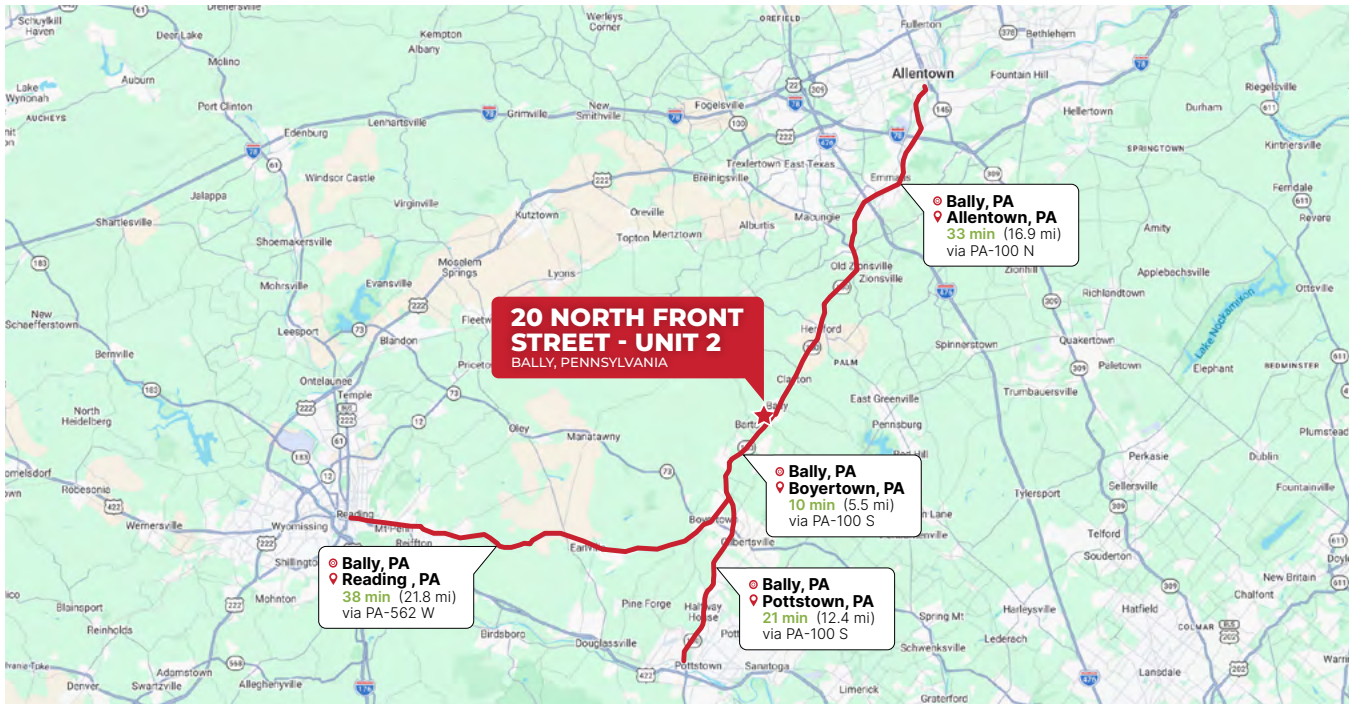
C 484 796 1076

mmcgarrity@jacksoncross.com

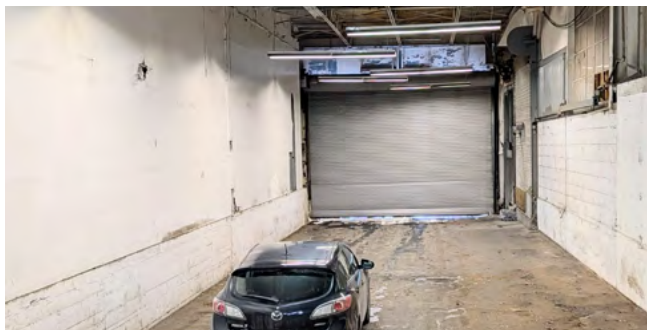
PA RE Lic #334396

This information has been obtained from sources deemed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Location Map



Photos



MARK McGARRITY

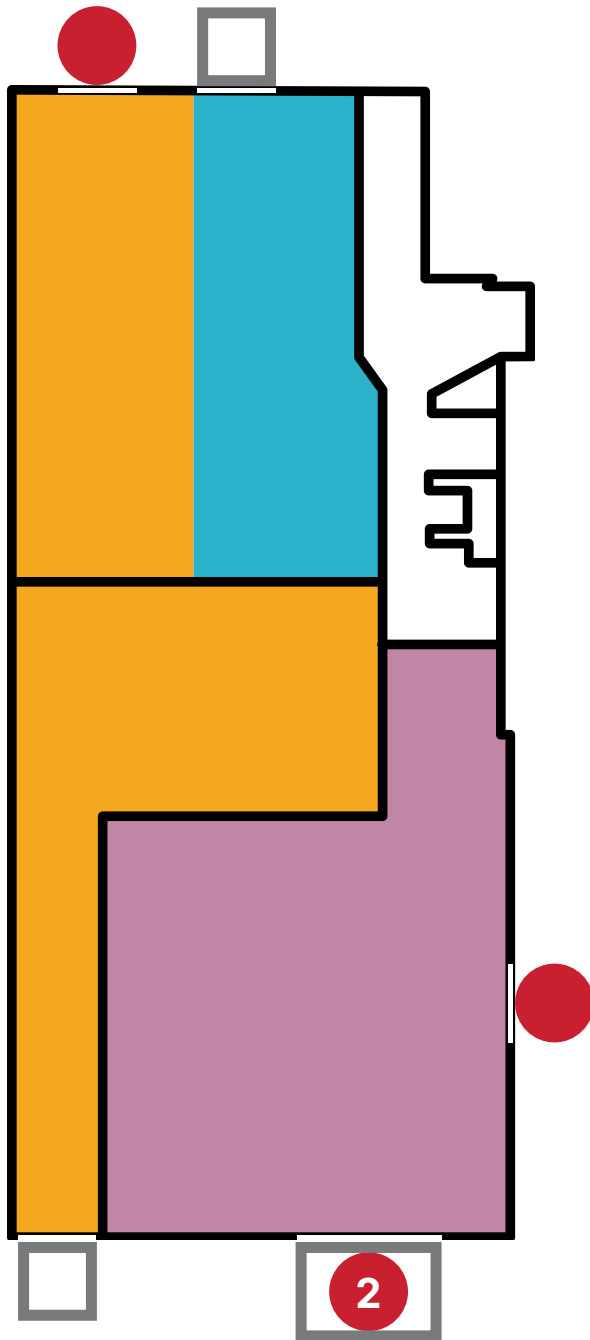
C 484 796 1076

mmcgarrity@jacksoncross.com

PA RE Lic #334396

This information has been obtained from sources deemed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Floor Plan



- Big Road, LLC
- Burgritos Management, LLC
- Bally Block Company
- Dock Doors
- Drive-in Doors



MARK MCGARRITY

C 484 796 1076

mmcgarrity@jacksoncross.com

PA RE Lic #334396

This information has been obtained from sources deemed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.