

**Spring Creek, PA Main Post Office**  
**185 Old Route 77, Spring Creek, PA 16436-9800**  
**Located in Warren County**  
**Sales Price: \$ 152,000 CAP Rate 8.75%**

**This Post Office is offered with Valencia, PA; Townville, PA; Summerville, PA; Harborcreek, PA; Smethport, PA and Buffalo, WV.**



**Summary:** The population of Spring Creek, PA is approximately 605. The Post Office is open 4 hours a day Monday – Friday and from 8:00 a.m. to 10:45 a.m. on Saturday. A new shingle roof was installed in 2016 and the gutters were replaced at that time.

**Occupied:** 1982      **Building Size:** 1,392 sq. ft.      **Site Size:** 10,625 sq. ft.

**Lease Term:** 10/1/2017 to 9/30/2022.

**Annual Rent:** The current rent is \$15,070 per year, or \$10.83/sq. ft.

**Renewal Options:** None remains.

**Maintenance:** Landlord Maintenance Rider. The Landlord is responsible for normal repairs and maintenance to the building. The USPS pays for all custodial services, pays all utilities, and is responsible for landscaping expenses. The Landlord is responsible for the structure and roof.

**Taxes** – USPS Tax Reimbursement Rider

**Termination Option** – Yes, 180 day notice period.

**Purchase Option** – None

**Net Operating Income:**

Rent	\$ 15,070
Maintenance	\$ 835
Insurance	\$ 429
Management	<u>\$ 500</u>
<b>NOI:</b>	<b>\$ 13,306</b>

**Note:** Information contained herein was obtained from sources deemed reliable, but is provided without any representations nor warranties as to its accuracy by Real Estate Asset Counseling, Inc. or its principals.