

**Townville, PA Main Post Office**  
**33432 N. Main Street, Townville, PA 16360-9800**  
**Located in Crawford County**  
**Sales Price: \$ 121,000 CAP Rate 8.77%**

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



**Summary:** The population of Townville, PA was 323 at the 2000 census. The Post Office is open from 8:00 a.m. to 11:30 a.m. and from 12:30 p.m. to 3:00 p.m. Monday – Friday and from 8:00 a.m. to 11:00 a.m. on Saturday. The front sidewalk was replaced in 2017.

**Occupied:** 1982

**Building Size:** 1,056 sq. ft.

**Site Size:** 10,625 sq. ft.

**Lease Term:** 11/17/2017 to 11/16/2022.

**Annual Rent:** The current rent is \$12,210 per year, or \$11.56/sq. ft.

**Renewal Options:** None remain.

**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, 120 day notice period.

**Purchase Option** – None

**Net Operating Income:**

Rent	\$ 12,210
Maintenance	\$ 633
Insurance	\$ 465
Management	<u>\$ 500</u>
<b>NOI:</b>	<b>\$ 10,612</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.