

Summerville, PA Main Post Office
170 State Street, Summerville, PA 15864-9800
Located in Jefferson County
Sales Price: \$ 127,000 CAP Rate 8.47%

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



Summary: The population of Summerville, PA was 525 at the 2000 census. The Post Office is open from 8:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 3:45 p.m. Monday – Friday and from 8:30 a.m. to 11:00 a.m. on Saturday. New roof shingles were put on the roof in 2006.

Occupied: 1981 **Building Size:** 1,392 sq. ft. **Site Size:** 12,336 sq. ft.

Lease Term: 4/1/2016 to 3/31/2021.

Annual Rent: The current rent is \$12,528 per year, or \$9.00/sq. ft.

Renewal Options: One remains for an additional five years. Rent is \$13,530 per year.

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 – None

Purchase Option – None

Net Operating Income:

Rent	\$ 12,528
Maintenance	\$ 835
Insurance	\$ 432
Management	<u>\$ 500</u>
NOI:	\$ 10,761

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.