

1412 Laurel Blvd, Pottsville, PA 17901

Commercial **Active**

↑ \$1,646,000



MLS #: 6718226  
 BRIGHT MLS#: 1001241135  
 Source MLS #: 55340  
 Tax ID #: 68-24-0029.001  
 Building/Center: Former United Metal Uppe  
 Building Sq Ft: 70,650  
 # Buildings/Units:  
 # Leased Units:  
 # Stories:  
 Age: 57  
 Land Only: No  
 Ownership: Fee Simple  
 Interior Sq Ft: 70,650 / Seller  
 Type: Commercial, Industrial

**Location**

County: Schuylkill  
 MLS Area: Pottsville (13368)  
 Subdiv / Neigh: None Available  
 School District: Pottsville Area

**Lot Information**

Acres / Lot Sq Ft: .00 /  
 Lot Dimensions: 10.8 Acres  
 Land Use / Zoning: M-1  
 Waterfront: No

**Tax Information**

Taxes / Year: \$8,272 / 2015  
 Assessment: \$122,650

Block / Lot: - /  
 Land Assessment:

**Sale and Lease Information**

Sale or Lease: Both  
 Price per Sq Ft: \$23.30  
 Annual Lease Prc/Sq Ft  
 Monthly Lease Price: \$19,135.00  
 Annual Lease Price: \$229,625  
 Gross Annual Income:  
 Total Expenses:

Sq Ft Available:  
 Date Available:  
 Min Lease (Months):  
 Lease Type: Gross, Triple Net  
 Terms of Tenancy: Three Years Or Less

**Features**

Sale / Lease Include: Land and Building

Building / Business: Commercial, Industrial

Lot / Location: Interior LocationNone/OtherHillside, Level LotBoro/Township Road Access

Exterior: Aluminum Exterior, Block Exterior, Public Transportation Nearby, Flat Roof, Rubber Roof, On Slab Foundation

Interior: No/Unknown Accessibility Modifications

Utilities: Gas, Sewer, Water, Public Water, Public Sewer, Gas HVAC, Wall/Window AC, Gas Hot Water

Tenant Pays: Electric , Gas

**Remarks**

Public: Large Industrial Warehouse/Manufacturing facility with three dock doors, three oversized (15' X 14') garage doors, one standard (8' X 9') garage door and three (3) loading docks with plenty of yard space. Building is now 100% occupied with three (3) national Tenants. Offering at a 9.9% CAP Rate with estimated net of 163,000.00. Lease details available.

**Showing**

Appointment Phone:  
 Showing Features: 24 Hour Notice, Call To Show  
 Cross Street: 16th  
 Directions:

Map Grid:

Rt. 61 Pottsville to Route 209 W. (Market Street) Right on Centre Street. Left on Laurel Blvd. Approx. 1/3 Mile take right on N. 14th St. one block.

**Listing Office**

Listing Agent: [Eric R Seitzinger \(Lic# Unkown\)](#)  
(570) 385-3456

Listing Office: [BHHS Homesale Realty - Schuylkill Haven](#) (PLHS-SH)  
384 Centre Ave , Schuylkill Haven, PA 17972

Office Phone: (570) 385-3456 Office Fax: (570) 385-3451

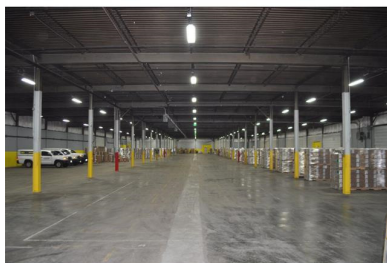
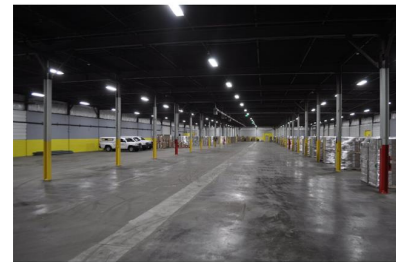
**Compensation**

Buyer Broker: 2.5 Transaction Broker:  
Dual/Var Comm: Yes

MLS #:6718226

**Listing Information**

Original Price:	\$990,000	PMP:	1,123
List Contract Date:	01/12/2015	DOM:	1,123
Last Modified:	12/13/2017	Short Sale/REO:	No/No
Off Market Date:		Broker Interest:	No
List Expire Date:	12/31/2018	Sign:	Yes
Agreement Type:	ER	Prospects Excluded:	No
Earliest Possession:	Immediate	Owner:	MBC Grings Hill LP
Documents:	Easement		



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