

Executive Summary



SALE PRICE:	Call For Details
NOI:	\$45,458.00
BUILDING SIZE:	2,380 SF
LOT SIZE:	.34 Acres
INVESTMENT:	NNN Lease
YEAR BUILT:	1971 Renovated 2014

PROPERTY OVERVIEW

90 N. Claude A. Lord Boulevard, Pottsville offers an exceptional opportunity to acquire a 100% leased single tenant NNN medical office investment in a vibrant retail area of Schuylkill Valley. The tenant, a nationally recognized healthcare operator has been a long-term occupant. This investment offers an excellent opportunity for a 1031 exchange buyer, first-time investor or buyer seeking stable, passive income through a healthcare asset with a proven tenancy history.

PROPERTY FEATURES

- New seven year lease with annual 3% rent increases with Hanger Prosthetics & Orthotics Inc. with two five-year renewal options.
- New Goodman 5-ton AC and 120k BTU gas furnace and resurfaced parking lot with new stripping completed in August 2026.
- Great visibility and easy access at lighted intersection & adjacent to CVS.

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Property Details

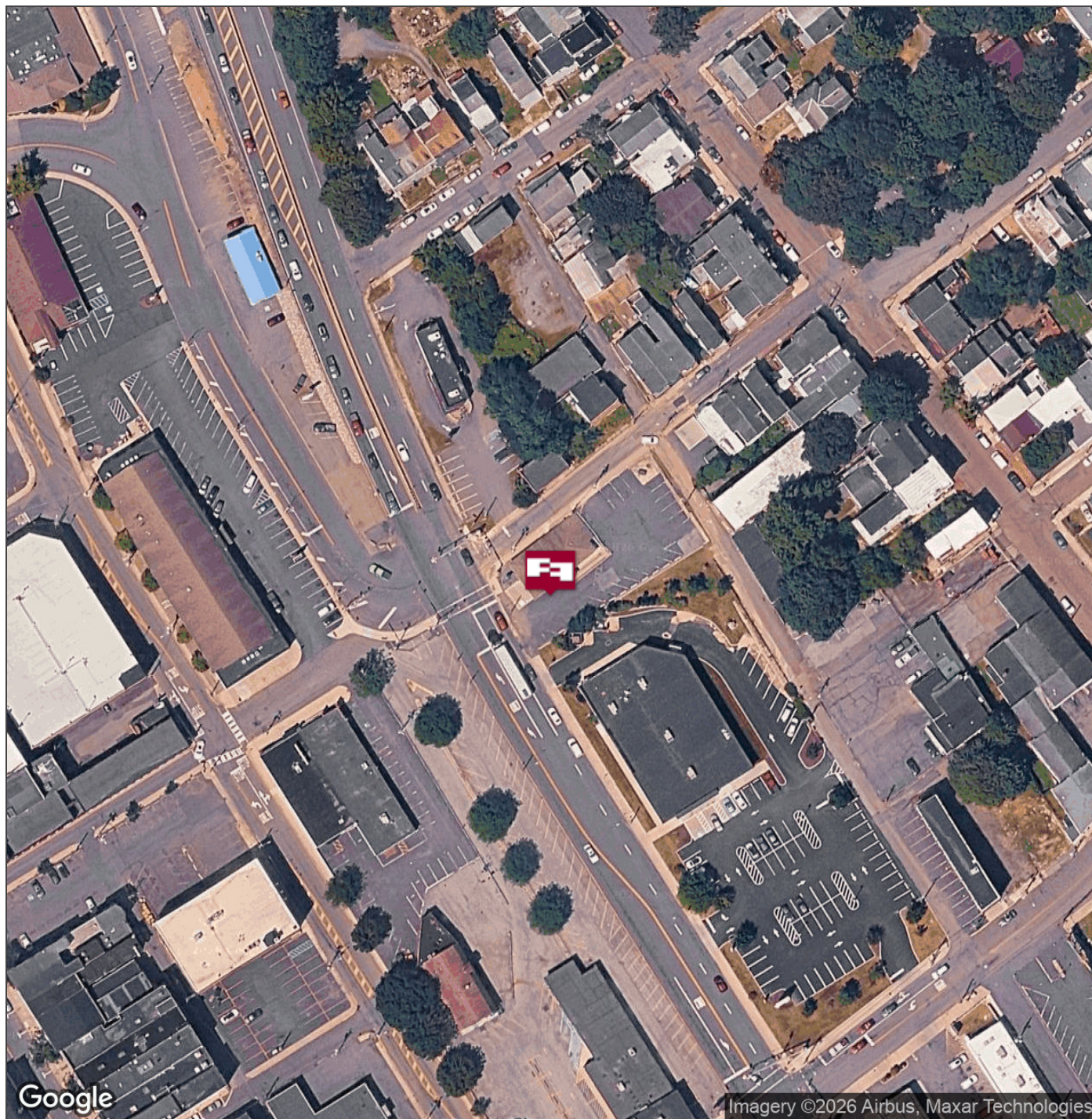
STREET ADDRESS:	90 North Claude A Lord Boulevard
CITY, STATE, ZIP:	Pottsville, PA 17901
PROPERTY TYPE:	Medical Office
APN:	68-21-0128.000
LOT SIZE:	.34 AC
ZONING:	C-4 Heavy Commercial District
PARKING SPACES:	18 Surface Spaces including 1 ADA compliant spaces
CROSS STREETS:	E. Arch Street
YEAR BUILT:	1971 Renovated 2024
HEATING:	Forced Air
UTILITIES:	Electric, Natural Gas, Public Sewer & Water
NUMBER OF STORIES:	1
AVERAGE FLOOR SIZE:	2,380 SF
FOUNDATION:	Concrete
WALLS:	Stone & Vinyl
ROOF:	Architect Shingles



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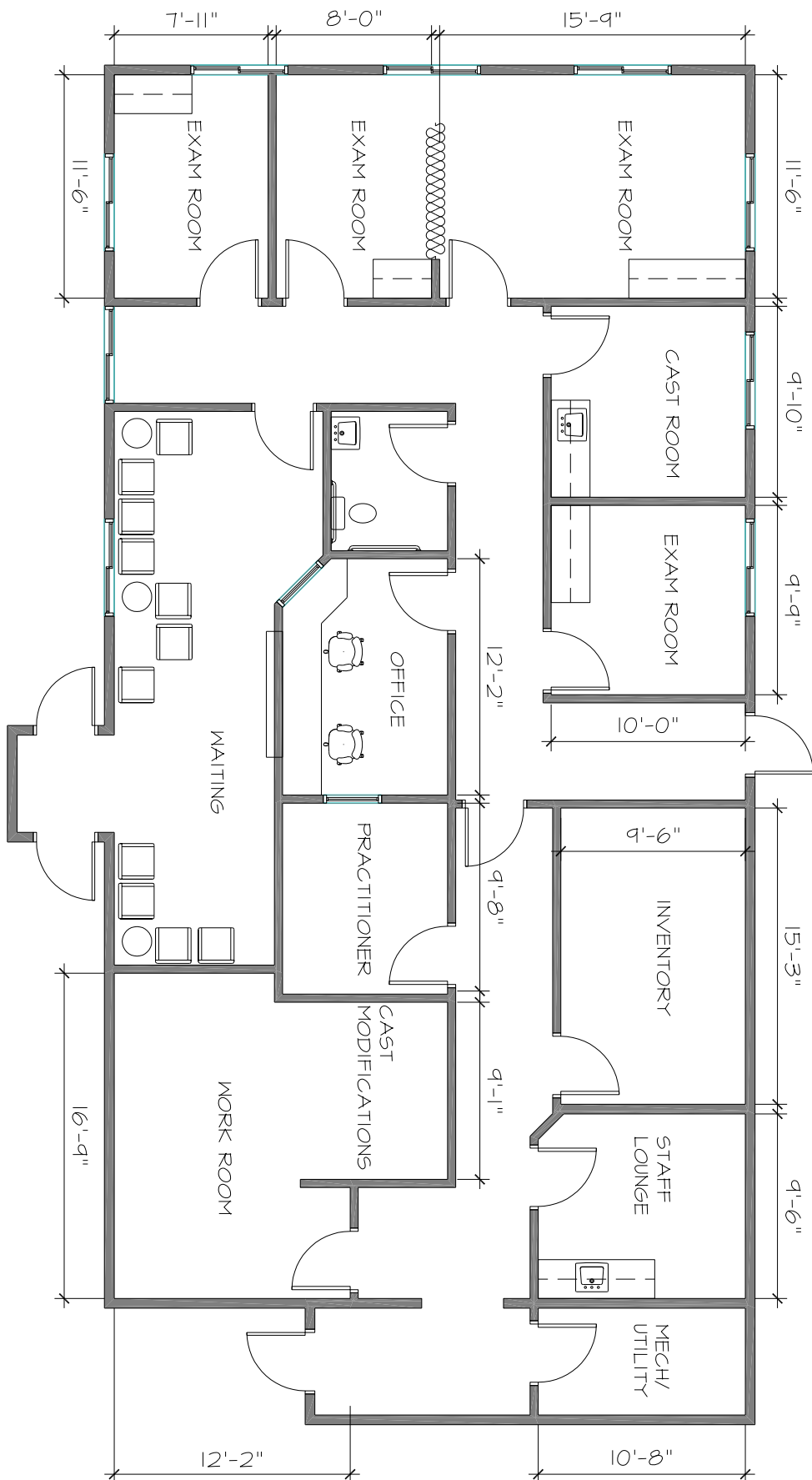
Aerial Map



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DWG. NO.

09/23/13

DATE REVISION

Site Plan

3/16"=1'-0"

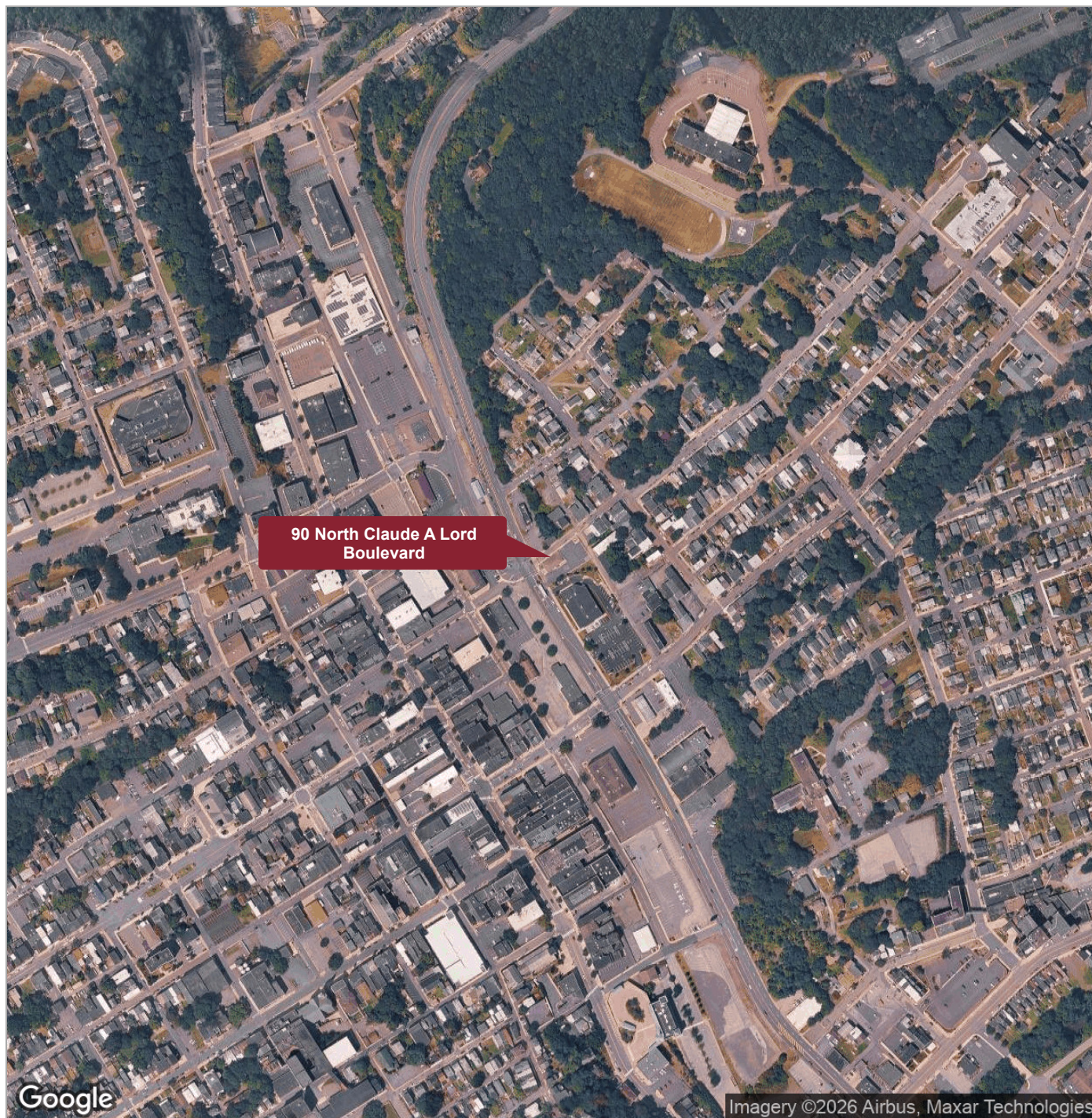


NORTH STAR
Construction
Management, Inc.

7562 Penn Drive, Suite 100
Allentown, PA 18106
Phone: 610-395-7005 Fax: 610-395-8570

BOAS SURGICAL
90 N. Claude A. Lord Blvd
Pottsville, PA

Regional Map

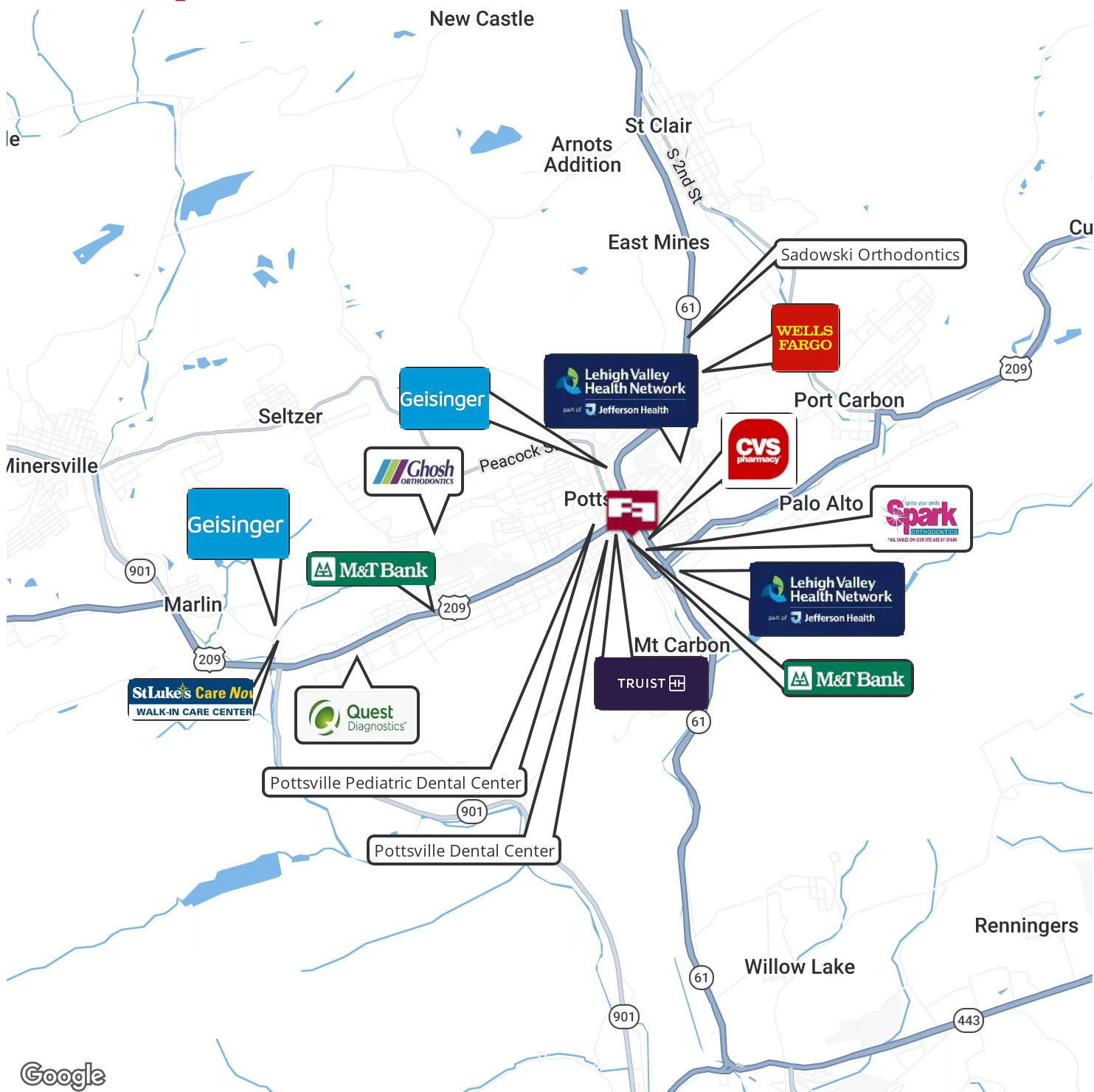


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Retailer Map



Google

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