MULTI-FAMILY PROPERTY FOR SALE

118 N Main Street, Coopersburg, PA 18036





SALE PRICE:\$900,000Income-producing nine-unit apartment building for sale.NUMBER OF UNITS:9The property consists of four (4) two-bedroom apartments and five (5) one bedroom apartments.CAP RATE:7.75%The property also features a 4,500 SF warehouse/garage, which is currently vacant but can be leased for increased income.NOI:\$69,724There are seven dedicated parking spaces and street parking.AVAILABLE SF:Coin operated laundry on site.LOT SIZE:0.49 AcresRents are currently below market, so there is considerable upside with efficient management.BUILDING SIZE:6.818 SFProperty is situated 5 minutes away from DeSales University, Coopersburg Train Station, and many more amenities. Just minutes from Route 309, Route 378, with easy access to I-78.	OFFERING SUMMARY		PROPERTY OVERVIEW
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ZONING: C1-Light Commercial	BUILDING SIZE:	6,818 SF	Coopersburg Train Station, and many more amenities.
	ZONING:	C1-Light Commercial	
PRICE / SF: \$132.00	PRICE / SF:	\$132.00	

ALLENTOWN, PA



A JAMES BALLIET Keller Williams-Allentown-The James Balliet Property Group 0: 610.435.1800 0: 610.972.6808 james@jbpropertygroup.com

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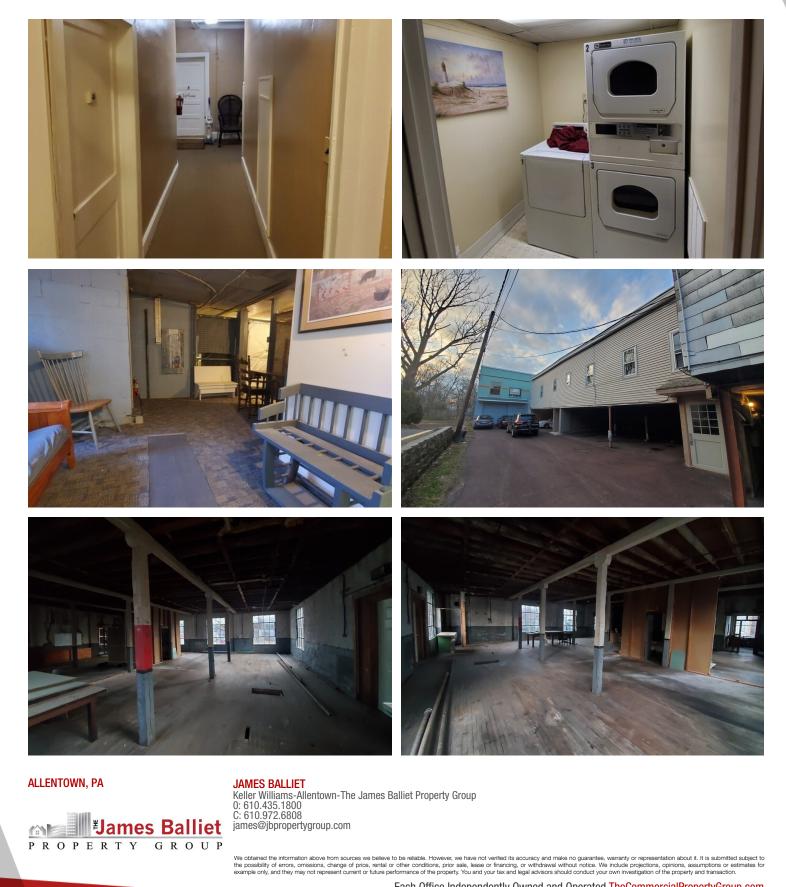
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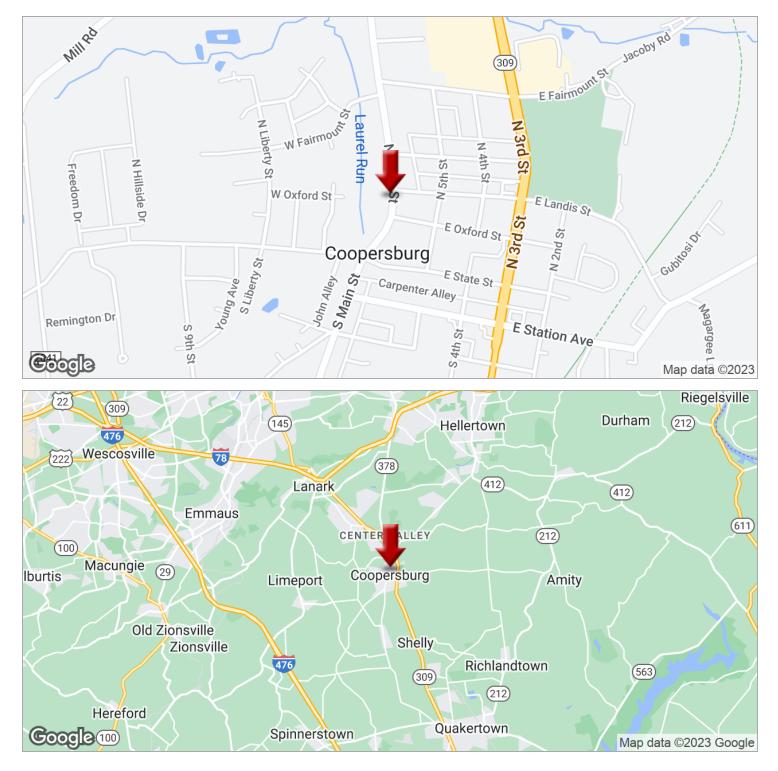
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