

MULTI-FAMILY FOR SALE

MULTI-FAMILY PROPERTY FOR SALE

118 N Main Street, Coopersburg, PA 18036



OFFERING SUMMARY

SALE PRICE:	\$900,000
NUMBER OF UNITS:	9
CAP RATE:	7.75%
NOI:	\$69,724
AVAILABLE SF:	
LOT SIZE:	0.49 Acres
BUILDING SIZE:	6,818 SF
ZONING:	C1-Light Commercial
PRICE / SF:	\$132.00

PROPERTY OVERVIEW

Income-producing nine-unit apartment building for sale.

The property consists of four (4) two-bedroom apartments and five (5) one bedroom apartments.

The property also features a 4,500 SF warehouse/garage, which is currently vacant but can be leased for increased income.

There are seven dedicated parking spaces and street parking.

Coin operated laundry on site.

Rents are currently below market, so there is considerable upside with efficient management.

Property 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.

ALLENTOWN, PA



JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

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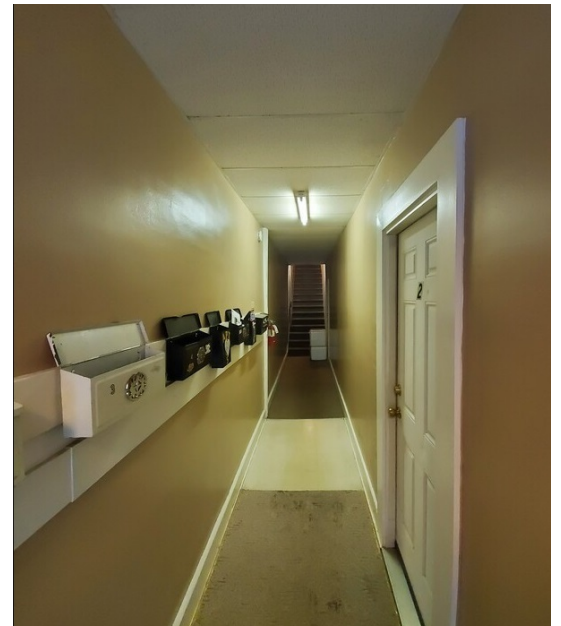
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