



11 UNITS | VOLANT, PA

1352 GOLF COURSE ROAD
VOLANT, PA 16156

Bryan J. McCann

Senior Advisor

O: 412.496.1100

bryan.mccann@svn.com

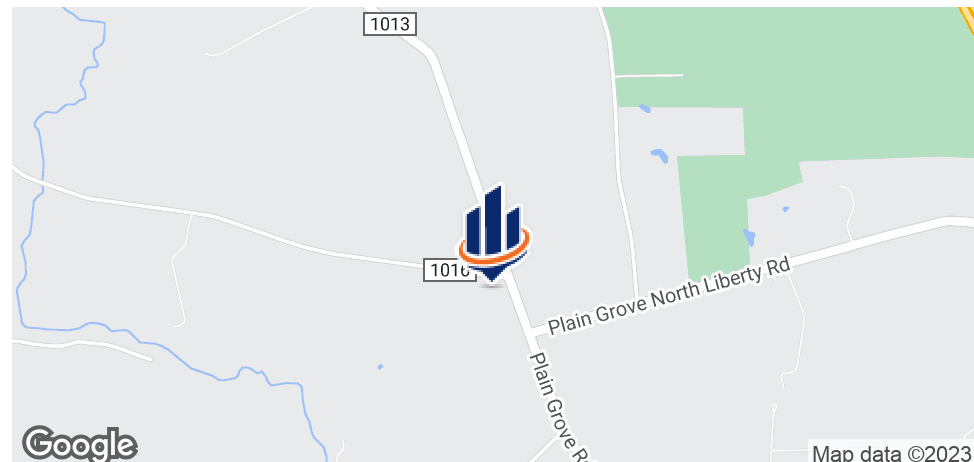
Jason Campagna

Managing Director

O: 412.535.5756

jason.campagna@svn.com

Property Summary



OFFERING SUMMARY

| | |
|------------------|------------|
| Sale Price: | \$550,000 |
| Number Of Units: | 11 |
| Cap Rate: | 8.03% |
| NOI: | \$44,171 |
| Lot Size: | 9.01 Acres |
| Building Size: | 18,000 SF |
| Market: | Pittsburgh |
| Submarket: | Volant |
| Price / SF: | \$30.56 |

PROPERTY OVERVIEW

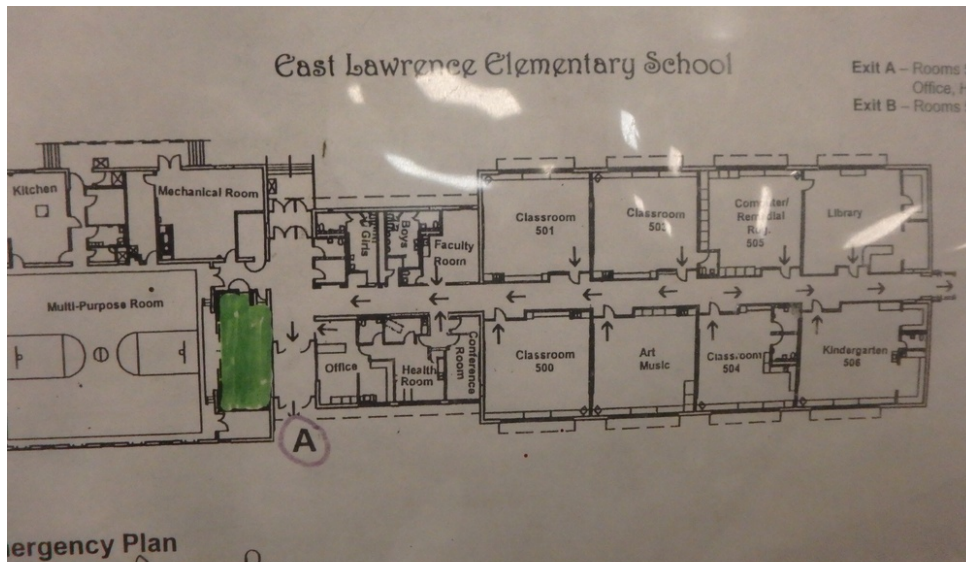
SVN | Three Rivers Commercial Advisors is pleased to present a multifamily opportunity in Volant, PA!

Volant is in Lawrence County, Western Pennsylvania. The land on which the borough of Volant currently sits was bought from the Native Americans in the late 18th century. Since then, the proud residents of this town have used this land to create products for not only their local area, but for Erie [to the North], and Pittsburgh [to the South]. Volant is ideal for a college student who would want to get away from the "college life," and be able to focus on their studies. And who can blame them, since Slippery Rock University and Grove City College are both less than 20 minutes away!

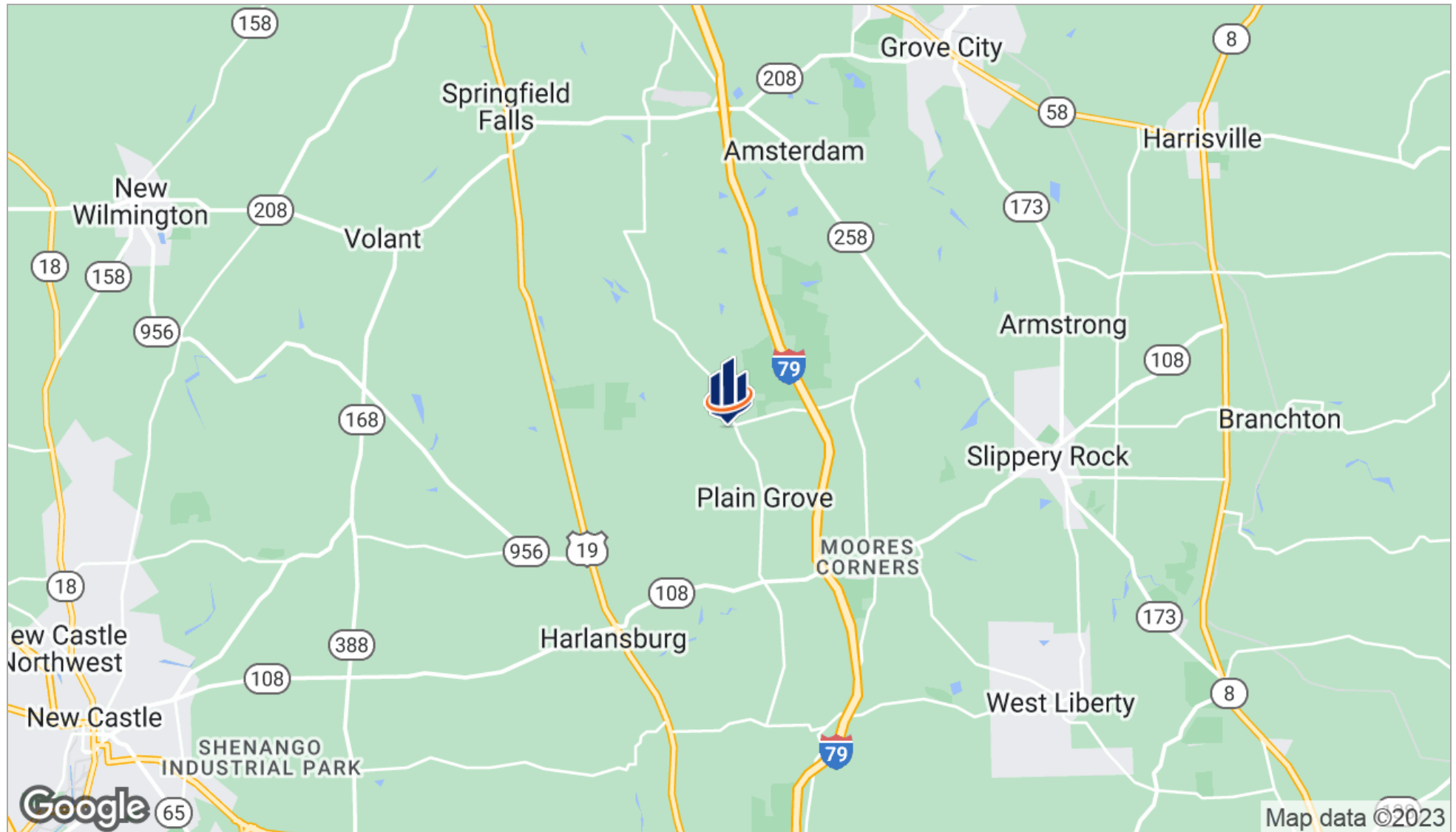
PROPERTY HIGHLIGHTS

- 8 2-bedroom apartments, and 3 efficiencies
- Former school building converted to apartments
- Shopping centers, and universities within 10 minutes of property

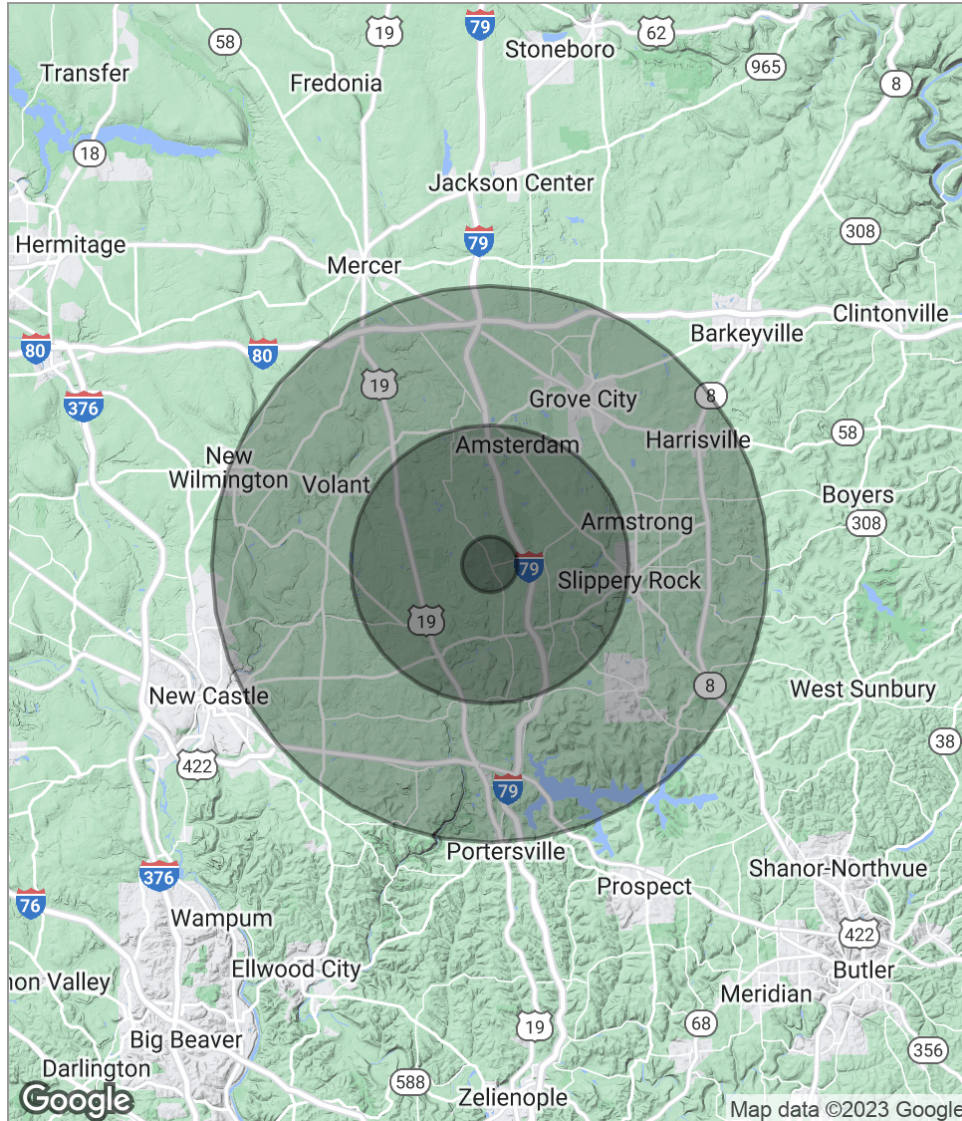
Additional Photos



Location Maps



Demographics Map



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 228 | 6,046 | 49,705 |
| Median age | 43.8 | 42.4 | 35.3 |
| Median age [Male] | 41.9 | 40.5 | 33.8 |
| Median age [Female] | 44.4 | 43.8 | 37.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 83 | 2,274 | 16,939 |
| # of persons per HH | 2.7 | 2.7 | 2.9 |
| Average HH income | \$61,368 | \$63,317 | \$58,249 |
| Average house value | \$164,398 | \$169,066 | \$156,431 |

* Demographic data derived from 2020 ACS - US Census