



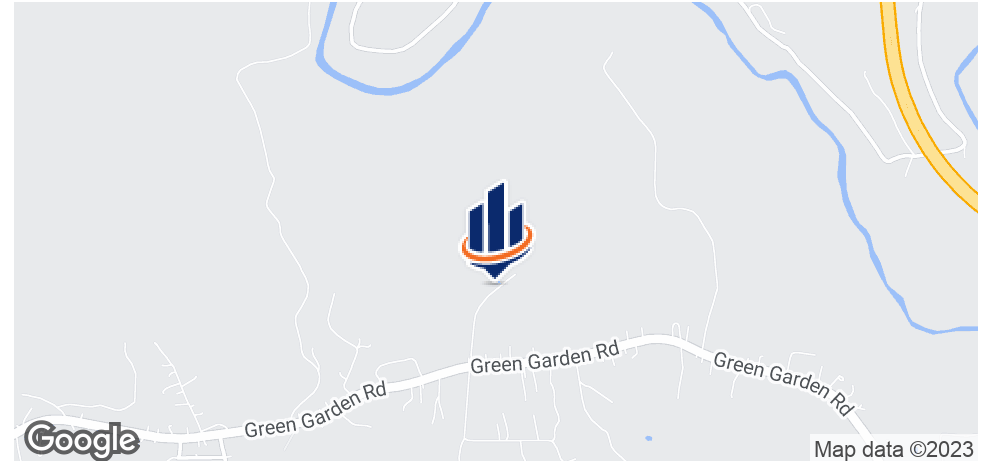
16 UNITS | EAST SHAFFER AVENUE APARTMENTS

4002-4032 EAST SHAFFER AVENUE
ALIQUPPA, PA 15001

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,400,000
Number Of Units:	16
Cap Rate:	6.29%
NOI:	\$88,006
Lot Size:	13 Acres
Year Built:	1977
Building Size:	13,976 SF
Zoning:	R2, General Residential
Market:	Pittsburgh
Submarket:	Aliquippa
Price / SF:	\$100.17

PROPERTY OVERVIEW

SVN | TRCA is pleased to present for sale this 16 unit multi-family opportunity in Aliquippa, PA. The property consists of 4 buildings each containing 4 two bedroom townhouse style apartment homes. The buildings sit on 13 wooded acres. There is an opportunity to build 24 additional units on the 8 acres of surplus land.

The property is located less than 5 miles from the new Shell Cracker Plant. All utilities are paid by the tenants. Each unit has a washer and dryer and 2 parking spaces.

PROPERTY HIGHLIGHTS

- 4 buildings consisting of 16 townhouse style apartments.
- 32 parking spots.
- All apartments are 2 bedrooms, 1 bathroom.
- All utilities paid by tenants.
- Washer and dryer in each unit.
- Wooded country setting.
- Easy access to Shell Cracker Plant.

Additional Photos



Additional Photos



Location Maps

