



MULTI-FAMILY | (4) UNIT

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Lancaster, PA 17603

THOMAS TROCCOLI
717 | 390 | 9858

Bennett Williams
RETAIL

20 MINUTE DRIVE TIME DEMOGRAPHICS



POPULATION

250,252



MEDIAN HH INCOME

\$88,008



OF EMPLOYEES

151,936



OF HOUSEHOLDS

98,580

PROPERTY OVERVIEW

MULTI-FAMILY | (4) UNIT | FOR SALE | \$1,395,000.00

This is a beautiful 5,792 SF renovated inside/out Multi-family with 4 units located in Lancaster, Pa. Boasting upscale apartments with exposed brick, spacious gourmet kitchens, beautiful shinning wood floors, brand new appliances, washer and dryer in unit, custom cabinetry, custom spiral staircase, new roof, new electric panels and more!

Tenants pay their utilities, located in the Lancaster School District, long term tenants. Income is \$102,000.00, Expenses (includes taxes) \$11,405.03, NOI \$90,595.00. Apt 1/ 1,500SF (2 Bd), Apt 2/ 1,700SF (2 Bd), Apt 3/ 1,300SF (2 Bd) and Apt 4 is 1,700 SFnd (3 Bd).

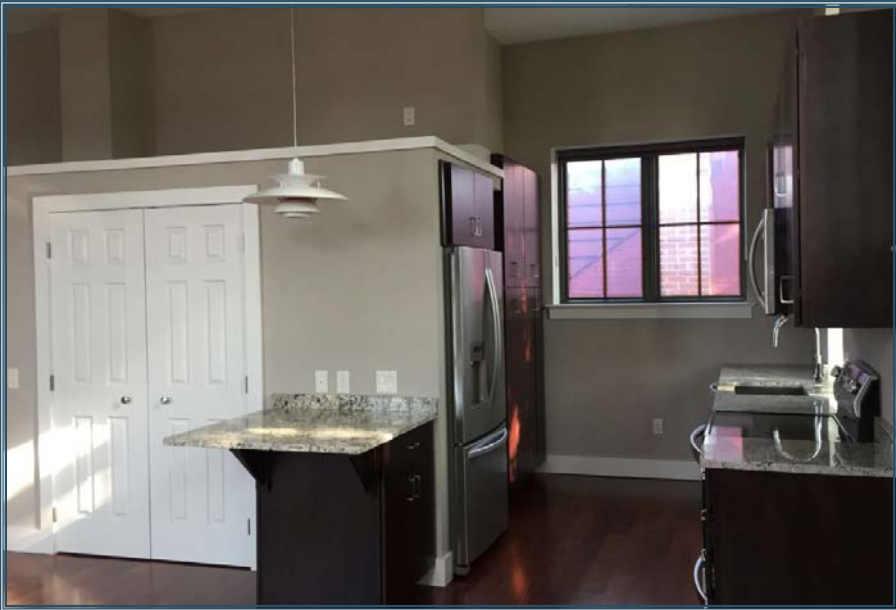
All showings, contact the listing agent Tom Troccoli with Bennett Williams Commercial 717-390-9858. 24/Hour notice required, as it is tenant occupied.

****Seller is also selling a 5 unit in Lancaster, 14-16 Concord Street and can be bought as an investment package.****

PROPERTY SUMMARY

Building Size:	5,792 SF
Sale Price:	\$1,395,000.00
Multi-Family Type:	Duplex/ Fourplex
Zoning:	Commercial/ Retail
Total # of Units:	4 Units
Property Condition:	Excellent
Year Built:	1880
Year Renovated:	2014 to 2019
Market:	Lancaster

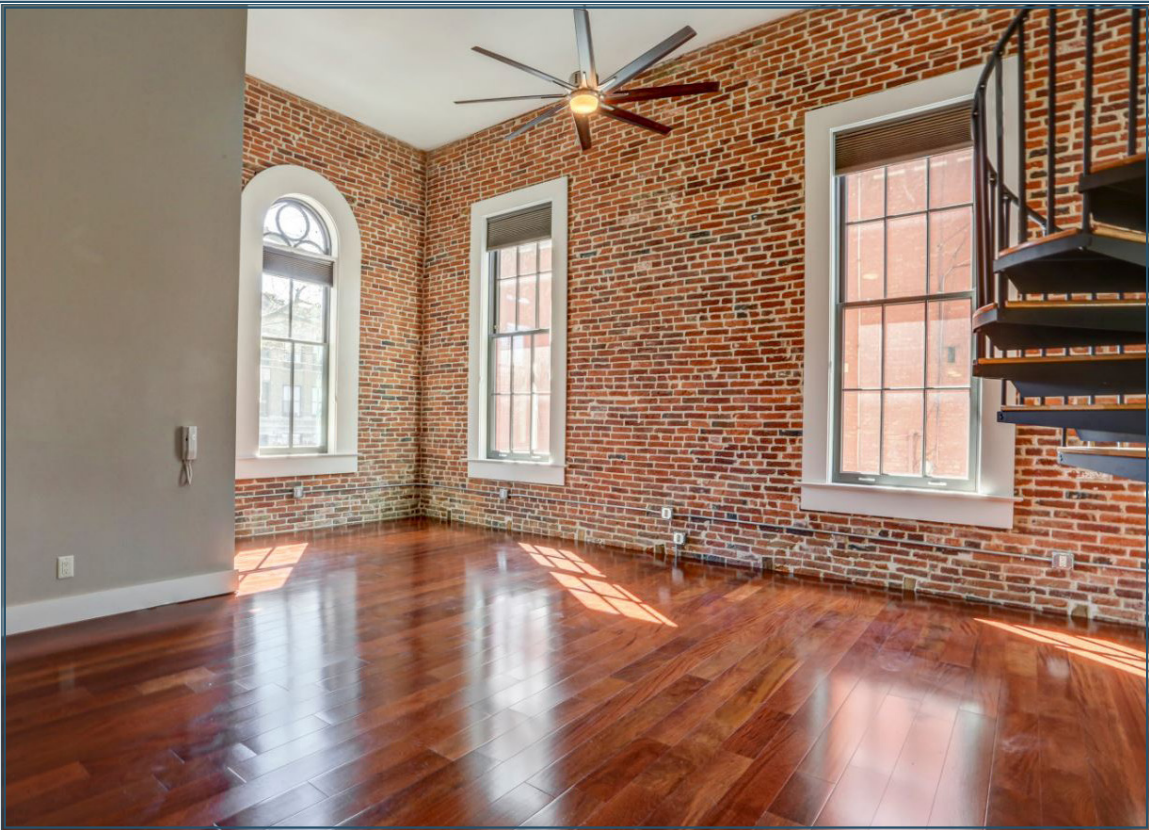




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MARKET OVERVIEW



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