

Provided as a courtesy of  
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 Steel City Realty  
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<http://https://steelcityrealestate.com/>



**List Price** \$ 550,000  
**Property Type** Residential Income  
**Style**  
**Total SF** 5,890  
**Year Built**  
**Est Age Range** 76 - 100 Yrs  
**Garage Type** None  
**Garage Stalls** 0  
**Parking**  
**# Spaces off-Street**  
**Lot Size** 8270

**List Number** 26-1976  
**Status** Active  
**MLS Area** Wilkes Barre  
**Municipality** Wilkes Barre City  
**County** Luzerne  
**Subdivision** None  
**School District** Wilkes-Barre  
**Tax Year**  
**PIN #** 73-H10SW4-014-017  
**DB/Record Book** 3024  
**Page** 85376  
**Zoning** Residential  
**Total County Assmnt** \$ 155,100  
**Total City Assmnt** 0.00  
**Est County Tax** \$ 0  
**Est Total Tax** \$ 0

**Address:** 73 S Welles Street , Wilkes-Barre , PA 18702

**Condition:** Good  
**Exterior:** Brick; Dryvit  
**Interior Finish:** Drywall; Plaster  
**Roof:** Other - See Remarks  
**Basement:** Full  
**Water:** Public  
**Sewer:** Public  
**Hot Water Heater:** Gas

**Heat Fuel Type:** Gas  
**Heat Type:** None  
**AC Type:** None

**Expenses: Annual Gross Income:** 75,960  
**Annual Electric Exp:** 900  
**Annual Gas Exp:** 0  
**Annual Othr Fuel Exp:** 0  
**Annual Water Exp:** 1,392  
**Annual Sewer Exp:** 346  
**Annual Real Est Tax:** 5,755  
**Annual Fire/Liability:** 8,160  
**Annual Flood Ins:** 0  
**Annual Lawn Maint.:** 0  
**Annual Snow Removal:** 0  
**Annual Other Misc:** 0  
**Total Annl Expenses:** 16,553  
**Anl Net Inc b/4 Debt:** 59,407

**Exclude**  
**Include**

**Public Remarks:** Great opportunity to own a 6-unit multifamily property with an additional parking lot for added value and tenant convenience. Currently 5 of 6 units are occupied, offering immediate income with upside through lease-up. Tenants pay all utilities, except Unit 3 where landlord covers water and sewer. A strong value-add investment with room to increase cash flow in a solid rental market.

**Directions:** Get on I-81 S in Dupont. Continue on I-81 S to Wilkes-Barre. Take exit 2 from PA-309 N 10 min (9.3 mi). Follow Wilkes-Barre Blvd to S Welles St

Unit #	Approx SF	# Rooms	Monthly Rent	# Bedrooms	Kitchen Style	# Baths	Lease	Heat in Rent	Hot Water in Rent	Electric in Rent	Water in Rent	Sewer in Rent
1	0	4	1135.00	2	Ordinary	1	N	N	N	N	N	N
2	0	4	1035.00	2	Ordinary	1	Y	N	N	N	N	N
3			995.00	2		1	Y	N	N	N	Y	Y
4			1095.00	2		1	Y	N	N	N	N	N
5			1080.00	2		1	Y	N	N	N	N	N
6			1080.00	2		1	Y	N	N	N	N	N