

326 E. BROADWAY

RED LION, PENNSYLVANIA 17356

MIXED-USE INVESTMENT OPPORTUNITY

OFFERING PRICE

\$675,000

CAP RATE: 8.44%



5 RESIDENTIAL APARTMENTS | 1 COMMERCIAL STOREFRONT

EXECUTIVE SUMMARY

326 E. Broadway presents investors with the opportunity to acquire a well-maintained mixed-use asset in the heart of Red Lion, Pennsylvania.

The property consists of five residential apartments and one commercial storefront, providing diversified income from both residential and commercial tenancy.

Renovated apartment interiors, visible frontage, and stable in-place income make this an attractive long-term investment opportunity.

INVESTMENT HIGHLIGHTS

- Six-Unit Mixed-Use Investment
- One Commercial Storefront
- Five Residential Apartments
- Off-Street Parking
- Brick Construction
- Stable In-Place Cash Flow
- Renovated Apartment Interiors
- Rental Growth Potential

CURRENT RENT ROLL

UNIT	TYPE	MONTHLY	ANNUAL
Commercial	Commercial	\$875	\$10,500
Apartment 1	Residential	\$1,200	\$14,400
Apartment 2	Residential	\$1,150	\$13,800
Apartment 3	Residential	\$1,495	\$17,940
Apartment 4	Residential	\$775	\$9,300
Apartment 5	Residential	\$850	\$10,200
TOTAL		\$6,345	\$76,140

INVESTMENT SNAPSHOT

Address	326 E. Broadway Red Lion, PA 17356
Property Type	Mixed-Use
Residential Units	5
Commercial Units	1
Total Units	6
Parking	Off-Street

CURRENT FINANCIAL OVERVIEW

Current Monthly Rent	\$6,345
Current Annual Income	\$76,140
2025 Operating Expenses	(\$19,191)
Net Operating Income (NOI)	\$56,949

CURRENT CAP RATE

(Based on Asking Price)

8.44%

EXCLUSIVELY PRESENTED BY:

Contact Seth Hueter

717-887-5291

Shueter@Homesale.com

Berkshire Hathaway HomeSale Realty