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| 277 E Spring Street, Nanticoke, PA 18634                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                       | <b>26-3746 Residential Income Active \$395,000</b>                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Provided as a courtesy of</i><br>Jennifer de Jesus<br>Steel City Realty<br>2505 Newburg Road<br>Easton, PA 18045<br>Office - (484) 895-9005<br><a href="mailto:jen@empirecapitalhldgs.com">jen@empirecapitalhldgs.com</a><br><a href="http://https://steelcityrealestate.com/">http://https://steelcityrealestate.com/</a>                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                       |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Limited Service:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                       | <b>GHAR MLS #:</b>                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Property Sub Type:</b> Multi Family<br><b>Year Built:</b><br><b>Garage Stalls:</b><br><b>Parking:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Style:</b><br><b>Est Age Range:</b> 76 - 100 Yrs<br><b>Garage Type:</b>                                                                                            | <b>Total SF:</b> 3,200<br><b>Lot Size:</b> 3200<br><b># Spaces off-Street:</b>                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>MLS Area:</b> Ashley-Nanticoke-Hanover Twp<br><b>Subdivision:</b> None<br><b>PIN #:</b> J7NE4026080T<br>J7NE402608A0T<br><b>Total County Assmnt:</b> 128,400<br><b>Est Total Tax:</b> 3,349                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>School District:</b> Nanticoke<br><b>Old Legal Field:</b><br><b>DB/Record Book:</b> 3024<br><b>Total City Assmnt:</b> 0<br><b>Tax Year:</b> 2025                   | <b>Municipality:</b> Nanticoke City<br><b>Zoning:</b> Multi-Family<br><b>Page:</b> 15075<br><b>Est County Tax:</b> 795 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Include:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                       | <b>Hot Sheet Comment:</b> new                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Exclude:</b><br><b>Public Remarks:</b> Income-producing 3-unit property in Nanticoke featuring 1-, 2-, and 3-bedroom apartments. Tenants pay all their own utilities, keeping owner expenses low. Includes an oversized detached garage with potential for a workshop, multi-car storage, or other uses (subject to zoning). Sale includes two parcels, offering added value and future flexibility.<br><b>Directions:</b> Follow I-476 N to PA-115 S in Bear Creek Township. Take exit 105. Get on I-81 S in Wilkes-Barre Township from Laurel Run Rd and Pine Run Rd. Take PA-29 N to Sans Souci Pkwy. Follow to E Spring |                                                                                                                                                                       |                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Expenses:</b> Annual Gross Income: 41,174; Annual Electric Exp: 0; Annual Gas Exp: 0; Annual Othr Fuel Exp: 0; Annual Water Exp: 0; Annual Sewer Exp: 0; Annual Real Est Tax: 3,349; Annual Fire/Liability: 900; Annual Flood Ins: 0; Annual Lawn Maint.: 0; Annual Snow Removal: 0; Annual Other Misc: 0; Total Annl Expenses: 4,249; Anl Net Inc b/4 Debt: 36,925<br><b>Showing Instructions:</b> Contact Showing Service - See Remarks<br><b>Heat Fuel Type:</b> Electric<br><b>Heat Type:</b> Electric Baseboard<br><b>AC Type:</b> None<br><b>Condition:</b> Good                                                      | <b>Exterior:</b> Brick<br><b>Roof:</b> Rubber<br><b>Interior Finish:</b> Drywall<br><b>Water:</b> Public<br><b>Sewer:</b> Public<br><b>Hot Water Heater:</b> Electric |                                                                                                                        | <b>Basement:</b> None<br><b>Unit 1 Info:</b> Unit #: 1; Approx SF: 700; # Rooms: 4; Monthly Rent: 883; # Bedrooms: 1; Kitchen Style: Ordinary; # Baths: 1; Lease: Y; Heat in Rent: N; Hot Water in Rent: N; Electric in Rent: N; Water in Rent: N; Sewer in Rent: N<br><b>Unit 2 Info:</b> Unit #: 2; Approx SF: 700; # Rooms: 4; Monthly Rent: 1,200; # Bedrooms: 1; Kitchen Style: Ordinary; # Baths: 1; Lease: Y; Heat in Rent: N; Hot Water in Rent: N; Electric in Rent: N; Water in Rent: N; Sewer in Rent: N<br><b>Unit 3 Info:</b> Unit #: 3; Approx SF: 700; # Rooms: 4; Monthly Rent: 1,053; # Bedrooms: 1; Kitchen Style: Ordinary; # Baths: 1; Lease: Y; Heat in Rent: N; Hot Water in Rent: N; Electric in Rent: N; Water in Rent: N; Sewer in Rent: N<br><b>Unit 4 Info:</b> Monthly Rent: 300 |
| <b>List Price:</b> 395,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                       |                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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