

WELL-LOCATED YORK RENTALS
FOR SALE

PORTFOLIO |
YORK, PA

Presented By:
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CAPSTONE
COMMERCIAL

205 W Caracas Ave | Hershey, PA 17033



FOR SALE

Portfolio | York, PA

PROPERTY DESCRIPTION

Located in visible strong locations in York, both 820 E Market St (2 Unit) and 632 Roosevelt St (3 Units + Garage) present strong upside. Rents in these properties are significantly below market rates, with very strong upside. Good locations along main corridors and in areas of growth in the city.

Units all have separate gas hot water heaters, and separate heat units. Most windows have been replaced, and roofs appear to be in good shape. The electric panels and hall lighting have been updated. One unit has been updated, but most units have been occupied by long term tenants for ownership timeframe.

632 Roosevelt St has (3) 1bedroom units, 820 E Market St is (1) 2 bedroom unit and (1) 3 bedroom unit. Great opportunity for long term growth.

PROPERTY HIGHLIGHTS

- Two Properties being sold together, 2 Unit & 3 Unit w/ garage
- Strong locations in York City
- Separate heat & water heaters tenant paid
- Significant upside in rents



OFFERING SUMMARY

Sale Price:	\$400,000
Total Number of Units:	5
Total Building Size:	4,150 SF
Addresses:	820 E Market St & 632 Roosevelt St
Municipality	York City
County:	York
APNs:	12-383-11-0010 & 14-471-11-0006
Zoning:	Urban Residential Neighborhood District



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820 E MARKET ST EXTERIOR

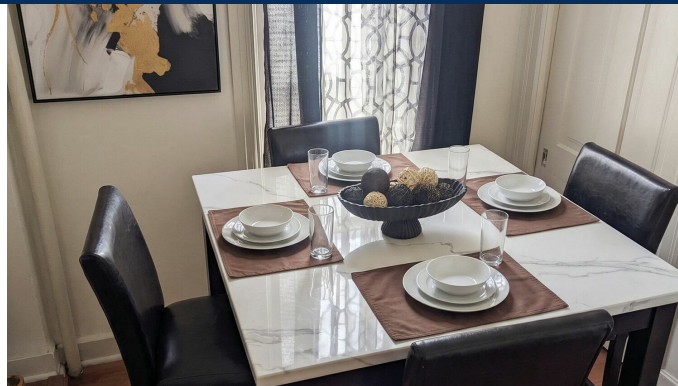
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820 E MARKET ST INTERIOR

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820 E MARKET ST PARCEL

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632 ROOSEVELT ST EXTERIOR

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632 ROOSEVELT ST INTERIOR

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632 ROOSEVELT ST PARCEL

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Google Earth



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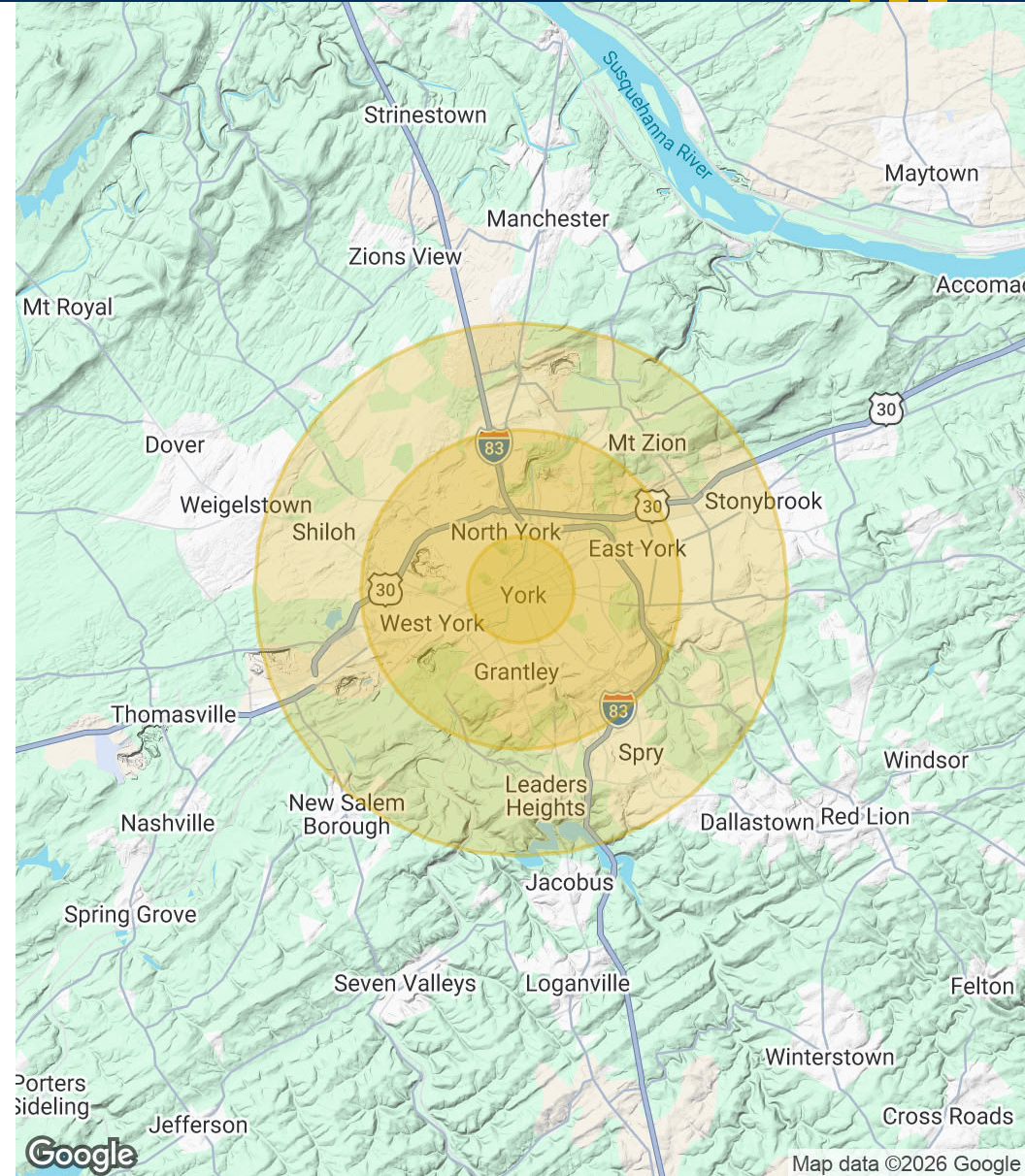
YORK DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,292	92,639	152,929
Average Age	35.2	37.8	40.0
Average Age (Male)	32.2	36.0	38.4
Average Age (Female)	36.1	38.7	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,025	36,624	60,017
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$55,861	\$80,256	\$94,707
Average House Value	\$92,394	\$177,386	\$227,407

2023 American Community Survey (ACS)



ADVISOR BIO

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Naomi Brown is the Broker of Record for Capstone Commercial. Since entering Real Estate in 2014, Brown has become an local expert in land and investments. Naomi leverages local market data to ensure each client's investment property value is maximized, both on the holding period and at sale. Naomi has a strong track record of results-oriented service for each client based on her keen eye for value. Her strong negotiation skills have contributed to millions in closed properties since her licensure. Raised in Lancaster County, PA in a hardworking Mennonite farming family, Brown learned the principals of hard work and serving others from a young age. This has served her well in real estate, working to grow both in transactions and knowledge from the start. Naomi became a Realtor in 2014, a Broker in 2018, and CCIM (Certified Commercial Investment Member) in 2020.

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