

PURPOSE BUILT STUDENT HOUSING
FOR SALE

274 GREENWICH ST |
KUTZTOWN, PA 19530

Presented By:
Naomi Brown,
CCIM

PRINCIPAL & SENIOR ADVISOR
nbrown@capstonecre.com
O: 717.820.1127 X703
C: 717.819.2825



CAPSTONE
COMMERCIAL

205 W Caracas Ave | Hershey, PA 17033

PROPERTY OVERVIEW

274 Greenwich St | Kutztown, PA 19530

PROPERTY DESCRIPTION

Presenting a premier student housing investment at 274–306 Greenwich Street in Kutztown, PA — four well-maintained townhome-style units built in 2012, offering a combined 20 bedrooms and 12 bathrooms, ideally positioned to serve Kutztown University’s strong and consistent rental demand.

Situated a mere two blocks from the main University campus, it’s prime location makes it highly desirable for prospective student tenants. Each townhome features five bedrooms and three bathrooms, solid wood doors, and all hard-surface flooring throughout, reflecting quality construction and durable, low-maintenance finishes.

The property benefits from a track record of stable, high-quality tenancy — including sororities, senior students, and university athletes — and is currently fully leased for the upcoming academic year, providing immediate income for a new owner. Academic-year leases provide reliable turnover structure, while an owner-provided electric cap arrangement and newer units keep costs predictable.

The Landlord covers all utilities including Boro funded internet at very affordable pricing, but has a cap on electrical use, with overage billed back to the residents. Typically the unit is leased collectively to a group, with each occupant signing a separate lease for their room. The rent is paid per semester, up front in full before semester starts.

PROPERTY HIGHLIGHTS

- Solid construction & well maintained units
- 4 Units each with 5 beds/3baths
- Well maintained w/ solid income history
- Only 2 blocks from Kutztown University Campus



OFFERING SUMMARY

Sale Price:	\$1,300,000
Number of Units:	4 Units/ 20 Beds
Year Built:	2012
Lot Size:	0.33 Acres
Building Size:	7,280 SF
APN:	55-5443-08-78-5950
Zoning:	C-1
Municipality:	Kutztown Borough
County:	Berks



Naomi Brown, CCIM
PRINCIPAL & SENIOR ADVISOR
nbrown@capstonecre.com
O: 717.820.1127 X703 C: 717.819.2825

EXTERIOR PHOTOS

274 Greenwich St | Kutztown, PA 19530



Naomi Brown, CCIM
PRINCIPAL & SENIOR ADVISOR
nbrown@capstonecre.com
O: 717.820.1127 X703 C: 717.819.2825

UNIT PHOTOS

274 Greenwich St | Kutztown, PA 19530



PARCEL OUTLINE

274 Greenwich St | Kutztown, PA 19530



Naomi Brown, CCIM
PRINCIPAL & SENIOR ADVISOR
nbrown@capstonecre.com
O: 717.820.1127 X703 C: 717.819.2825

UNIVERSITY PROXIMITY

274 Greenwich St | Kutztown, PA 19530



Naomi Brown, CCIM

PRINCIPAL & SENIOR ADVISOR

nbrown@capstonecre.com

O: 717.820.1127 X703 C: 717.819.2825

ABOUT KUTZTOWN UNIVERSITY

274 Greenwich St | Kutztown, PA 19530

KUTZTOWN UNIVERSITY

- Kutztown University is located in the Northern region of Berks County, PA, with approximately 7,367 students as of Fall 2026 - a figure that has remained stable over the past three years. Steady student retention and a growing graduate program indicates a strong university system.

- University policy requires freshman and sophomores to live on campus, which creates a self-renewing pipeline of off-campus demand each year as that cohort advances. Juniors, seniors, and all graduate students - a combined pool exceeding 4,000 students - represent the private rental market, providing a durable and recurring tenant base.

- Geographically, KU draws 88% of its students from Pennsylvania, with its location 90 minutes west of Philadelphia and 30 minutes from the Lehigh Valley placing it squarely within reach of two of the state's largest population centers. This central placement results in a majority of students returning to their hometowns for the weekends, making for quiet weekends at the property. Affordable in-state tuition makes KU a value-driven regional institution - the type that tends to sustain enrollment steadily over time.



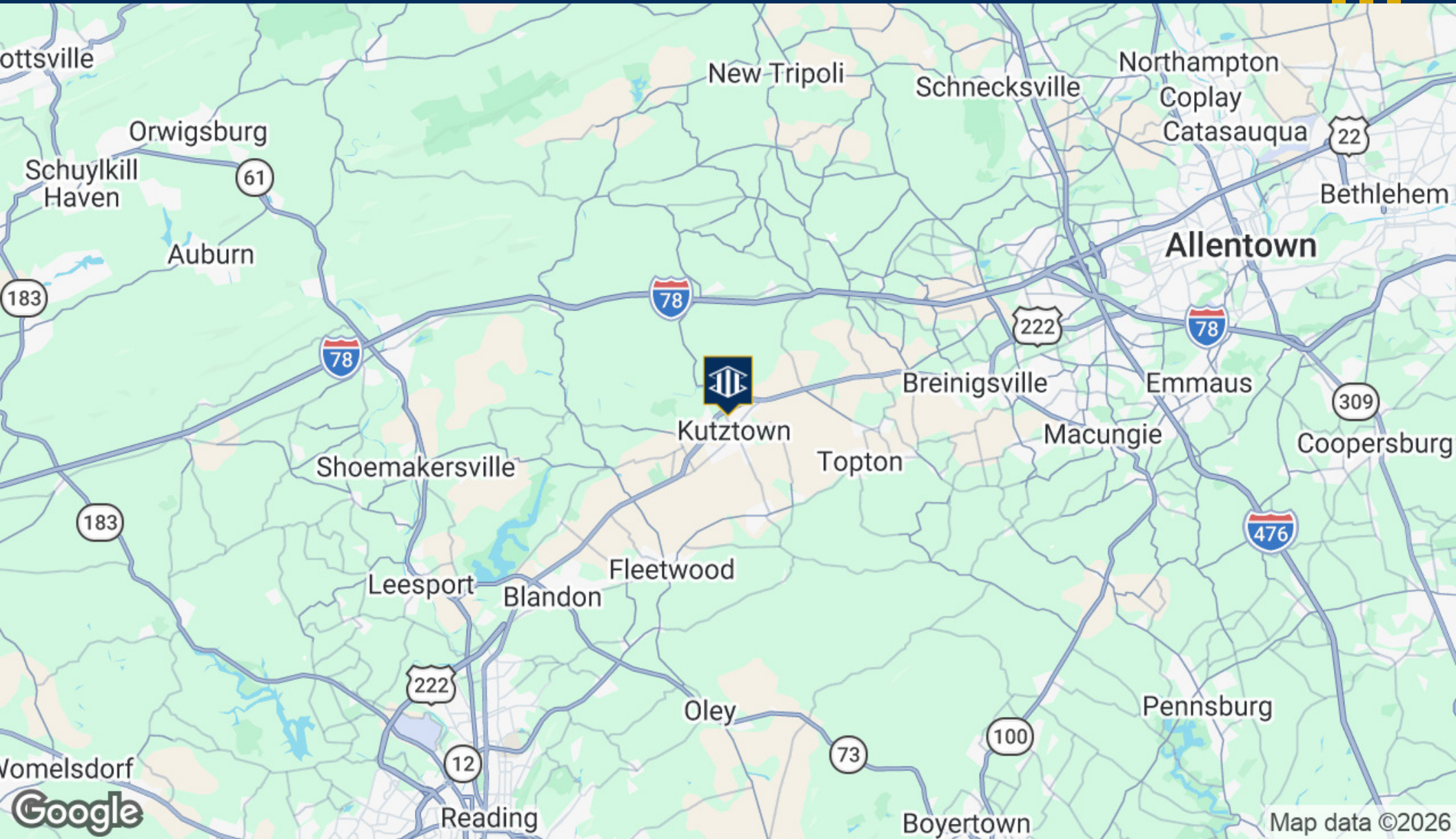
Naomi Brown, CCIM

PRINCIPAL & SENIOR ADVISOR
nbrown@capstonecre.com

O: 717.820.1127 X703 C: 717.819.2825

AREA OVERVIEW

274 Greenwich St | Kutztown, PA 19530



Naomi Brown, CCIM
PRINCIPAL & SENIOR ADVISOR
nbrown@capstonecre.com
O: 717.820.1127 X703 C: 717.819.2825

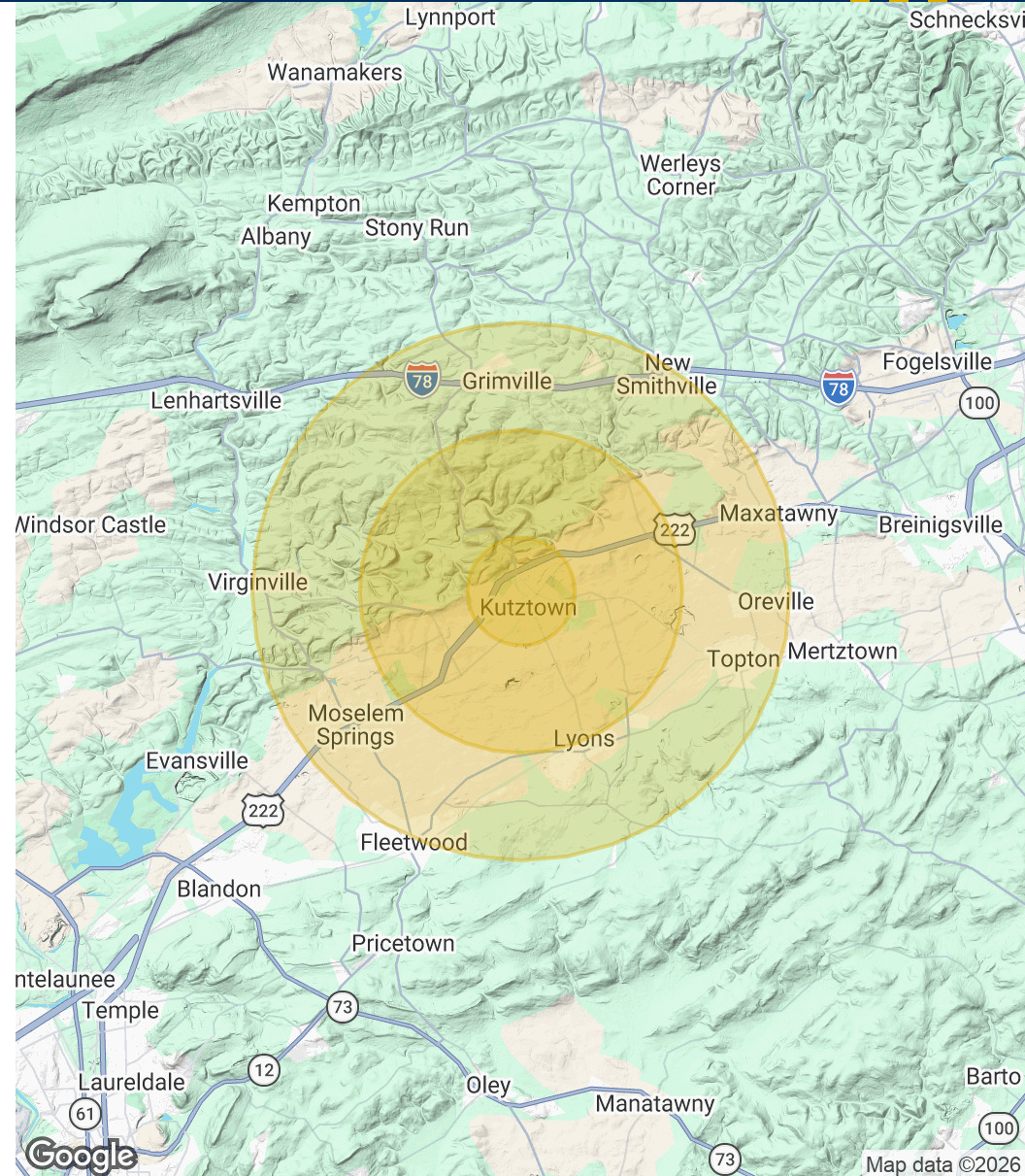
DEMOGRAPHICS

274 Greenwich St | Kutztown, PA 19530

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,580	12,567	23,856
Average Age	30.8	32.4	37.9
Average Age (Male)	27.7	30.3	35.5
Average Age (Female)	39.7	37.5	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,974	3,552	8,127
# of Persons per HH	3.3	3.5	2.9
Average HH Income	\$69,464	\$80,990	\$92,767
Average House Value	\$237,509	\$257,823	\$264,353

2023 American Community Survey (ACS)



ADVISOR BIO

274 Greenwich St | Kutztown, PA 19530



Naomi Brown **CCIM**

Principal & Senior Advisor

nbrown@capstonecre.com

(O) 717.820.1127 x703

(C) 717.819.2825

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.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



Naomi Brown, CCIM

PRINCIPAL & SENIOR ADVISOR

nbrown@capstonecre.com

O: 717.820.1127 X703 C: 717.819.2825

LEGAL

274 Greenwich St | Kutztown, PA 19530

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Capstone Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Capstone Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Capstone Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Capstone Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Capstone Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Capstone Commercial in compliance with all applicable fair housing and equal opportunity laws.



Naomi Brown, CCIM

PRINCIPAL & SENIOR ADVISOR

nbrown@capstonecre.com

O: 717.820.1127 X703 C: 717.819.2825