



Multi-Family
100 Carothers Drive
Turtle Creek PA 15145

FOR SALE

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PROPERTY HIGHLIGHTS

HIGHLIGHTS:

- Apartment building offering strong cash flow in a convenient, high-demand location. Ideal for investors seeking stable rental income with upside opportunities.
- Strong local rental demand
- Functional layouts attractive to long-term tenants
- Minutes from Monroeville (shopping, dining, entertainment)
- Easy access to major highways and downtown Pittsburgh
- Close to public transportation
- Nearby schools, employers, and everyday amenities
- **Property is 100% Occupied**



Units: (8) 1 Bedroom | 1 Bath

Zoning: High Density Multi-Family

Lot & Block #: 455-D-250

Lot Size: 11,250 sq. ft.

Building Size: 26' x 106'



SALE PRICE:

\$650,000

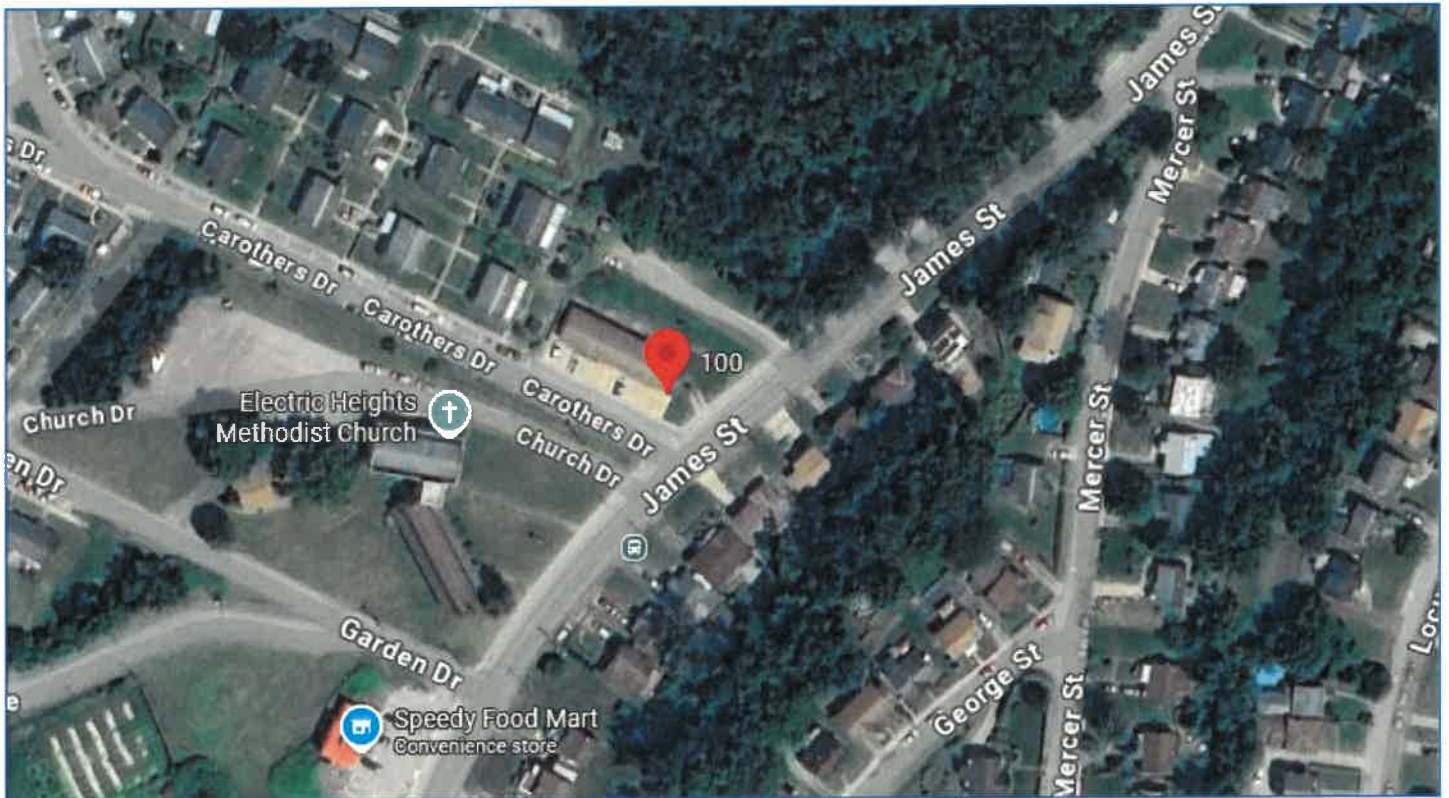
NOI: \$56,862

(CAP Rate: 9%)

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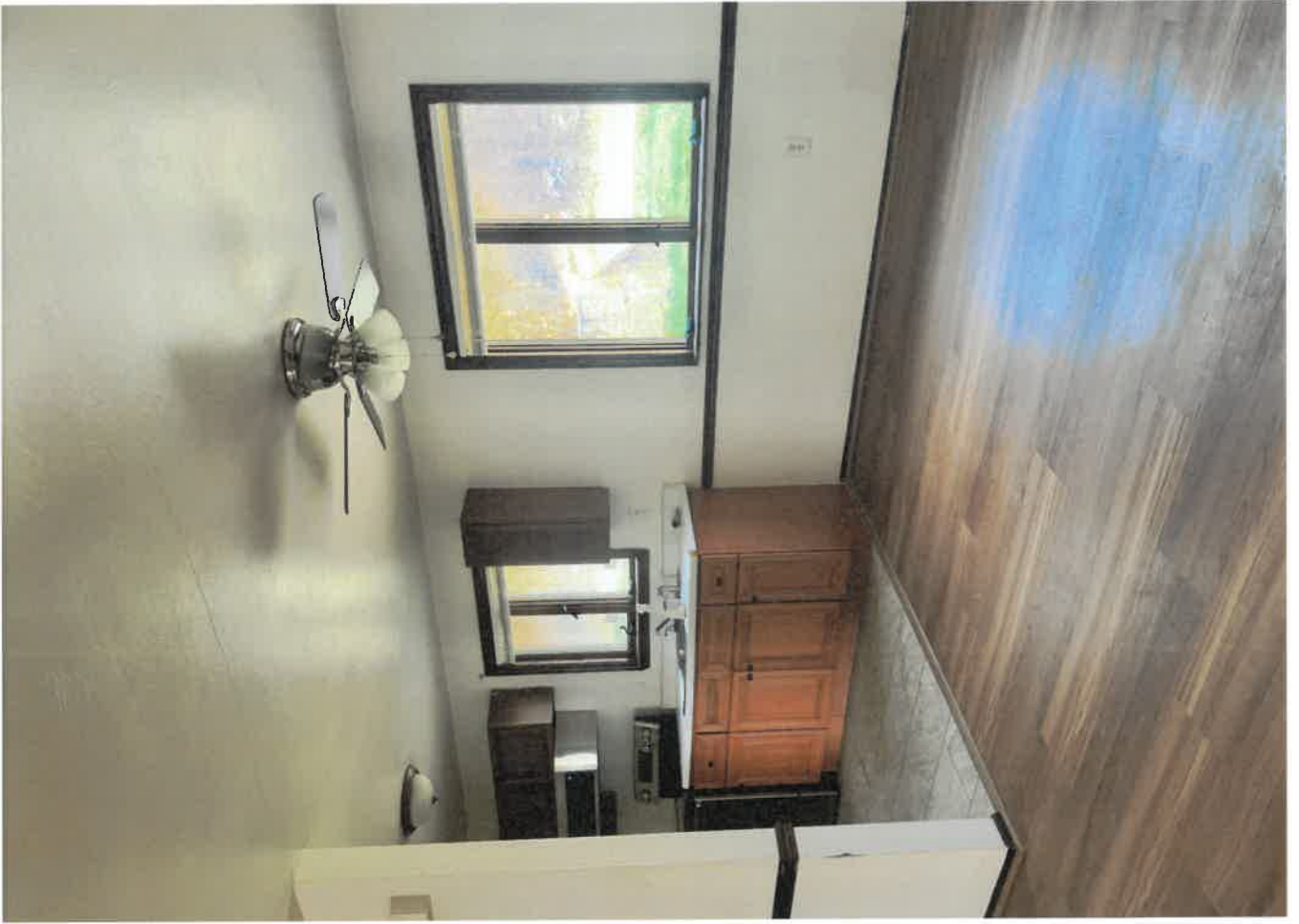
LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	9,042	60,279	192,099
Median HH Income	\$48,199	\$55,568	\$58,613



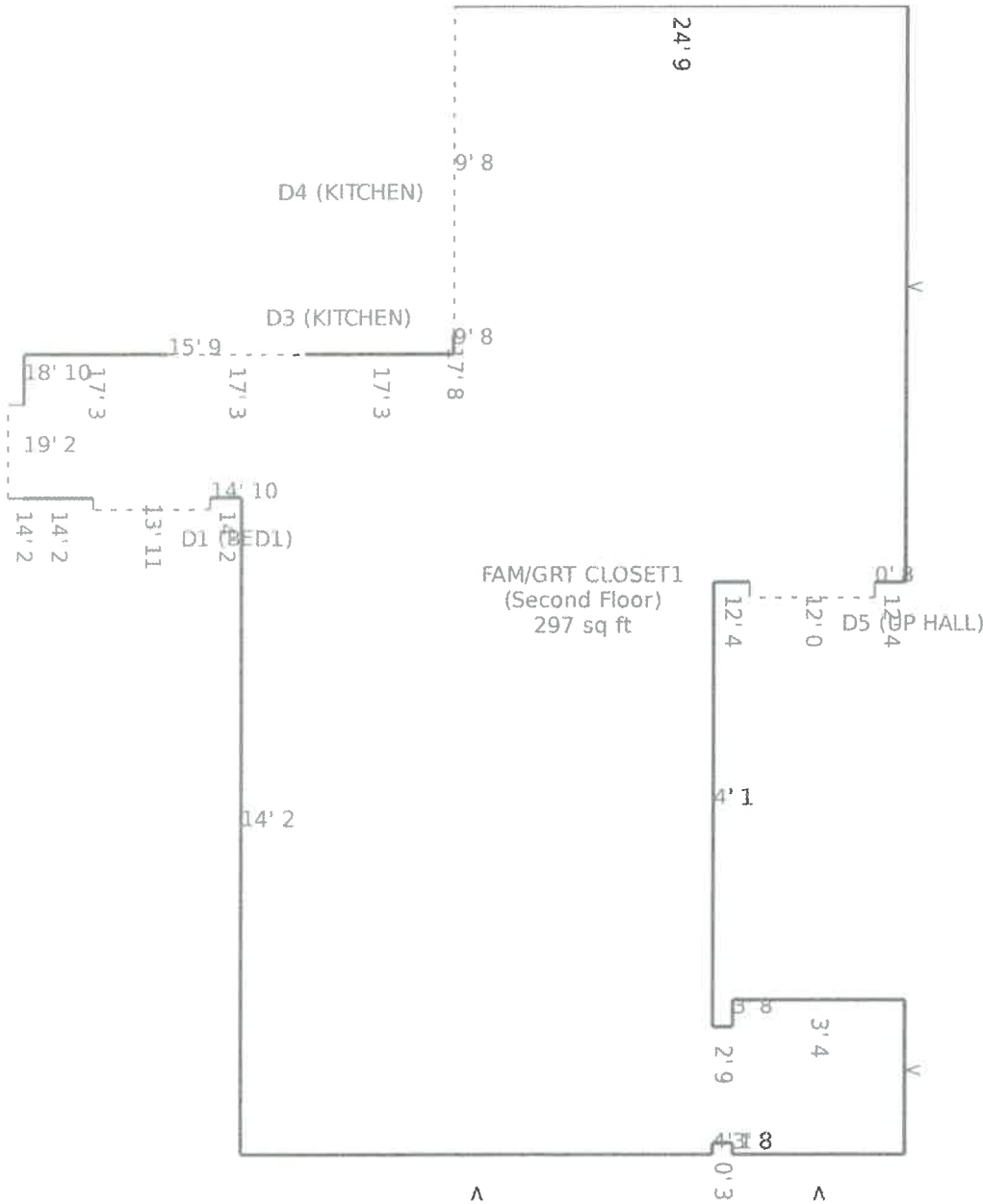






Floorplan Drawings

Line Item 1 - VCT - FAM/GRT CLOSET1



Door #	Width	Other Side	Height Diff	Door	Type	Trans	Clearance
1	2' 6	BED1 VNYL	EVEN	REG	WD		1/4"
2	2' 0	BATH1 CER	EVEN	REG	WD	METAL	1/4"
3	2' 11	KITCHEN CER	+<1/4	NONE	WD	METAL	
4	7' 1	KITCHEN CER	+<1/4	NONE	WD	METAL	
5	2' 8	UP HALL CPT	EVEN	REG	WD	METAL	1/4"

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3/25/26

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