

Investment / Residential / Commercial...For Sale

College Site

164-168 W Main Street



OFFERING SUMMARY

SALE PRICE: \$900,000

TOTAL SPACE: 13,186 SF

CONSTRUCTION: Brick

PARKING: 12 lined spaces

2 COMMERCIAL SPACES New China King;
Sajal (Hot Chicken and Gyro Grill)

ELECTRIC: 200 Amp. **HEAT:** Gas & Electric

CAR VOLUME PER DAY: 15,000

6 RESIDENTIAL UNITS: Leased

TAXES: \$11,154

PROPERTY OVERVIEW

Take advantage of this desirable location in the thriving Kutztown historic downtown area within walking distance to Kutztown University. Approved for both apartments and student rental uses. Purchase this package of two buildings on two parcels with 6 spacious residential and 2 commercial units. Nearly fully rented with 2 recently updated units being filled. Five of the six residential units have been renovated by current owner, one of the commercial spaces was brought up to code, the oil furnace was converted to gas, and the parking lot was paved and lined recently. Priced at a 9.9% CAP rate based on rents and expenses. Call today to inquire about showings. Proof of funding required in order to show. 48 hours mandatory tenant notice period required by tenant leases.

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Residential / Rear Lot



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Residential / Various Units



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DEMOGRAPHICS

POPULATION	2 MILE	5 MILES	10 MILES
Total Population	62,786	257,083	460,005
Median Age	34.9	37.9	40.0
Annual Growth 2023-2028	+0.4	+0.3	+0.4
HOUSE HOLDS & INCOME	2 MILE	5 MILES	10 MILES
Total Households	57,418	104,016	188,637
Average HH income	\$43,548	\$55,851	\$69,125
Population By Race	2 MILE	5 MILES	10 MILES
White	47,986	210,554	403,298
Black	14,542	39,262	50,095
Hispanic Origin	41,966	106,928	131,776