

## DESCRIPTION

Updated 5/7/2026. Welcome to this 7 Unit cash cow investment property in the heart of Glen Rock Borough. Situated on the Heritage Rail Trail, this property really shines inside and out.

This exceptionally well-kept turnkey property is 100% professionally managed from day 1 and runs at a cap rate of 7.5% with annual rental income of \$80,616 which includes utilities reimbursements and pet fees. A great portfolio add for investors of all levels. PLEASE DO NOT MISS reviewing the additional documents regarding income/expenses/rents/unit details/Improvements/utilities/meters etc.

The property consists of 6 residential units and one 4,000 sq ft commercial storage space with huge exposure display windows. All of the units are rented except the commercial space which the owner uses currently. The commercial space can currently be used only for storage but can be converted to suit your needs. Please contact Glen Rock Borough for more information. There is no basement and the property is built slab on grade.

Lots of parking available for tenants across from the building in the public parking lot. No washer/dryer hookups in the units, so owner could generate more revenue by adding laundry and tenant storage in the first-floor commercial space.

All photos are from before the tenants moved in. There is no sign at the property. Please do not disturb tenants or make unsolicited inquires with them. Seller is consolidating businesses and hence selling.