



\$ 349,900



135 E Market St, Berrysburg, PA 17005

- » Beds: 6 | Baths: 4 Full
- » MLS #: PADA2043572
- » Multi-Family | 4,964 ft² | Lot: 9,148 ft²
- » More Info: 135EMarketSt.IsForSale.com



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Landlords discover this 6-unit multi and add it to your investment portfolio today! Fully-occupied rental with 4 residential units, (2) two bedrooms and (2) one-bedroom large apartments, (1) oversized 2-bay garage, and public laundromat with positive cash flow, long-term great tenants, in the quiet country village of Berrysburg! \$3775/mo rents, \$45,300 a year rental income. \$19,032 a year in usual expenses with a net income of \$26,268/yr! New \$15k+ Metal Roof, deck stair replacement, water pump replaced in the last 2 years and other renovations along the years. Potential 5th apartment could be built in the large attic space above. Laundromat has 2 dryers and 1 brand new coin-op washer, with 3 more additional hookups available for 3 more that was generally maintained for just the locals and tenants. Income growth potential if marketed more to the public and more washer units added. 2-HR business Parking approved with Berrysburg Borough on the South Street, and signs are forthcoming. No need to worry about being overcharged for water bills- this property has a PRIVATE Well, with only sewer bills that area at a fixed rate currently at \$270/mo. All units were renovated upon turn. Nice, corner lot, with private courtyard, back and side lawns, with on and off-street parking. Post Office, Pizza/Coffee Shop, Barbe, and Dollar General, all within walking distance. This property has always been professionally maintained and

