

WEHNWOOD COURT STUDENT LIVING

FOR SALE

2708 WEHNWOOD ROAD
ALTOONA PA 16601

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PROPERTY HIGHLIGHTS

FEATURES:

- PAVED LOT ACROSS THE STREET AS WELL AS ALONG THE FRONT & SIDE OF BUILDING FOR PARKING
- LAUNDRY FACILITIES ON-SITE
- FITNESS CENTER/GAME ROOM/STUDY LOUNGE
- FURNISHED UNITS AVAILABLE

FLOOR PLAN LAYOUTS:

- 21-SUPER SUITE (2 BED/1 BATH)
- 13-SUITE (SMALLER) (2 BED/1 BATH)
- 12-EFFICIENCY (1 BED/1 BATH)
- 3-TRIPLE (3 BED/1 BATH)
- 3-FEMALE DORM (4 SINGLE ROOMS/1 DOUBLE ROOM) (EACH UNIT SHARES A KITCHEN AND HAS TWO BATHROOMS)

TOTAL SIZE:

52 Units

TAX MAPS:

01.13-03..-016.00-000

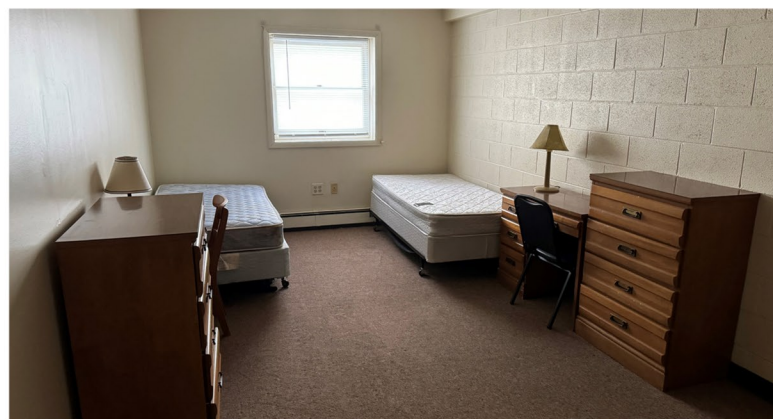
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TAXES:

\$31,678

SALE PRICE:

\$970,000 (9% CAP RATE)



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LOCATION & DEMOGRAPHICS



WEHNWOOD COURT STUDENT LIVING IS WITHIN A 10-MINUTE WALK (.5 MILE) FROM PENN STATE ALTOONA MAKING IT AN IDEAL LOCATION FOR STUDENTS.

WEHNWOOD COURT IS ALSO CONVENIENTLY LOCATED BY THREE (3) SHOPPING CENTERS WITHIN TWO (2) MILES AND UPMC ALTOONA IS JUST A SHORT FOUR (4) MINUTE DRIVE AWAY.

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	9,391	43,751	57,320
Median HH Income	\$60,643	\$49,373	\$53,944

