



Multi-Family  
100 Carothers Drive  
Turtle Creek PA 15145

**FOR SALE**

Collin McHolme · Commercial Brokerage · 412.261.6532 x250 · [collin@prudentialrealty.com](mailto:collin@prudentialrealty.com)

# 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:

**\$598,000**

**NOI: \$56,862**

**(CAP Rate: 9.5%)**

All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property that will ultimately be leased or purchased.

# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2025 Population	9,169	60,119	191,144
Median HH Income	\$48,441	\$56,122	\$58,807

