



4-Unit Investment Opportunity

AVAILABLE FOR SALE

443 LINDEN STREET, MECHANICSBURG, PA

4-UNIT INVESTMENT
OPPORTUNITY

FOR SALE



PROPERTY OVERVIEW

Situated at 443 Linden Street, Mechanicsburg, PA, this 4 unit investment presents a strong cash-flow opportunity in a high-demand rental market. It is also an amazing opportunity for an owner occupant situation as well! Located just off Trindle Road and the Carlisle Pike and area amenities, the property attracts long-term tenants seeking convenience and space. The end unit provides an entire house with a generous two bedroom unit of 1,020 square feet and a private garage, while the other three units consist of a one bedroom apartment and private garage along with two additional two bedroom apartments. Each unit includes Landlord provided washer and dryers.

OFFERING SUMMARY

Sale Price	\$660,000
NOI	\$41,561
ProForma NOI	\$53,384
Cap Rate	6.23%
ProForma Cap Rate	8.09%
Number of Units	One (1) single family house + garage Three (3) apartment units
One-Bedroom Units	1
Two-Bedroom Units	3
Parking	Two (2) garage spaces Six (6) driveway spaces
Property Taxes (2025)	\$ 3,017.55
Lot Size	0.54 Ac
APN	10-21-0285-081
Zoning	Residential Suburban
Municipality	Hampden Township
County	Cumberland County

PROPERTY HIGHLIGHTS

- Highly desirable Hampden Township location
- Great unit mix with a single family house/garage and 3 apartment units
- Prime West Shore location just off Trindle Road, minutes to Carlisle Pike
- Strong tenant history & appeal near major employers, retail and amenities.

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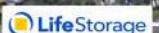


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verizon
Starbucks



LANDMARK COMMERCIAL REALTY
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PROPERTY DETAILS

Number of Buildings	1
Building Size	4,800 SF
Lot Size	0.54 Ac
Building Class	B
Tenancy	Multi
Parking	Two (2) garage spaces Six (6) driveway spaces
Year Built Renovated	1959 2023

BUILDING SPECIFICATIONS

Construction	Brick Frame Construction
Roof Type	Pitched Shingle
Power	200 Amp
Lighting	Incandescent
HVAC	Electric Heat Central AC



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CASH FLOW ANALYSIS

RENT ROLL					
UNIT	SF	CURRENT		PROFORMA	
		MONTHLY	ANNUAL	MONTHLY	ANNUAL
House	1,020 SF	\$1,400	\$16,800	\$1,875	\$22,500
Apartment 1 - 1 Bedroom	1025 SF	\$925	\$11,100	\$1,275	\$15,300
Apartment 2 - 2 Bedroom	850 SF	\$1,175	\$14,100	\$1,400	\$16,800
Apartment 3 - 2 bedroom	850 SF	\$1,400	\$16,800	\$1,400	\$16,800
Effective Gross Income			\$58,800		\$71,400
Net Operating Income			\$41,561		\$53,384

EXPENSE SUMMARY			
TYPE	SF	ANNUAL	PROFORMA
Management	3%	\$1,764	\$2,142
Maintenance/Repairs	3%	\$1,764	\$2,142
Water		\$1,268	\$1,268
Trash/Sewer	\$300	\$3,600	\$3,600
Pest Control		\$808	\$808
Property Insurance		\$2,380	\$2,380
Real Estate Taxes		\$3,051	\$3,051
Lawn Care/Snow Removal		\$2,625	\$2,625
TOTAL:		\$17,239	\$18,016

	CURRENT	PROFORMA
Sale Price	\$660,000	\$660,000
CAP Rate	6.23%	8.09%
Price Per Unit	\$165,000	\$165,000



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ADDITIONAL PHOTOS

APARTMENT UNITS



SINGLE FAMILY HOUSE



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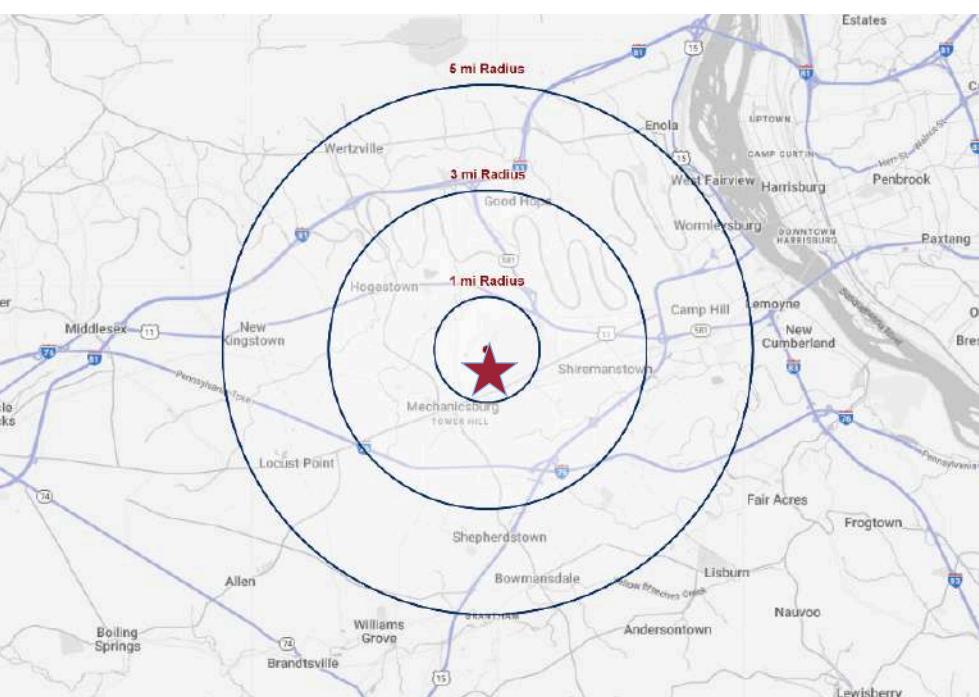
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DEMOGRAPHICS

	3,928	62,103	132,105
Population			
Households	1,527	26,004	51,967
Average Household Income	\$121,639	\$127,201	\$133,429
Businesses	297	2,724	5,262
Employees	5,958	34,154	68,985

*Demographics and Trade Area*

Hampden Township, PA, is a vibrant area that offers an ideal environment for commercial tenants, particularly along the Market Street and Carlisle Pike retail corridor. This area is a key retail destination in the region, drawing shoppers with its mix of big-box retailers, specialty shops, and a wide range of dining options. The presence of popular stores like Walmart, Target, and Home Depot makes this corridor a go-to shopping destination. Dining options are equally diverse, ranging from fast-casual spots to upscale restaurants, ensuring there's something for every taste.

The entertainment scene in and around Hampden Township is another draw, with nearby attractions like movie theaters, bowling alleys, and recreational centers adding to the area's appeal. Regular community events also help maintain a steady flow of visitors, making it a lively spot for retail businesses.

Hampden Township is strategically located near major highways, including I-81 and US-11/15, providing excellent connectivity to surrounding areas. Public transportation options further enhance the convenience for both customers and employees.

HIGHLIGHTS

- Growing population and strong income base, offering a solid customer market.
- Close proximity to Harrisburg, providing easy access to a larger metro area.
- Ongoing development along Carlisle Pike, which continues to enhance the retail experience.

MAJOR RETAILERS ON THE CARLISLE PIKE

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PITTSBURGH, PA
± 195 MILES

STATE COLLEGE, PA
± 98 MILES

SCRANTON, PA
± 131 MILES

NEW YORK
± 181 MILES

PHILADELPHIA, PA
± 112 MILES

BALTIMORE, MD
± 82 MILES

WASHINGTON, DC
± 111 MILES



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