

FOR SALE



8 Unit Multifamily

236 West 6th Ave., Tarentum, Pennsylvania

Hanna Commercial Real Estate as exclusive advisor is pleased to offer the opportunity to purchase this Tarentum multifamily property. Containing 8 two bedroom units, this community offers renters ample parking, easy access to Allegheny county's largest employment nodes. For the investor, it features new AC units, income generating laundry facilities, and room to expand rents.



OFFERING HIGHLIGHTS

FULLY OCCUPIED

LAUNDRY FACILITIES

AMPLE PARKING

HIGH SPEED INTERNET

SEPARATE UTILITIES

ABILITY TO RAISE RENTS

NOI: \$36,600

CYNTHIA KAMIN, CCIM
ckamin@hannacre.com
412-427-1245

BEN ATWOOD
batwood@hannacre.com
412 261 2200

HANNA COMMERCIAL REAL ESTATE
11 Stanwix St., Suite 1024
Pittsburgh, PA 15222
HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate 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.

FOR SALE



8 Unit Multifamily

236 West 6th Ave., Tarentum, Pennsylvania



CYNTHIA KAMIN, CCIM
ckamin@hannacre.com
412-427-1245

BEN ATWOOD
batwood@hannacre.com
412 261 2200

HANNA COMMERCIAL REAL ESTATE

11 Stanwix St., Suite 1024
Pittsburgh, PA 15222
HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate 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.

OPERATING STATEMENT

\$450,000

236 West 6th Ave, Tarentum, Pennsylvania



Revenues	2024	Proforma
Rental Income	\$54,504	\$56,139
Laundry Income	\$1,800	\$1,836
Total Income	\$56,304	\$57,975
General Vacancy	\$0	\$1,160
Effective Gross Income	\$56,304	\$56,816
Expenses		
Insurance	\$2,772	\$2,827
Maintenance & Repairs	\$4,000	\$4,080
Management	\$4,504	\$4,594
Real Estate Taxes	\$4,634	\$4,727
Electric	\$1,400	\$1,428
Trash Removal	\$1,667	\$1,700
Sewage	\$725	\$740
Total Expenses	\$19,702	\$20,096
NET OPERATING INCOME	\$36,602	\$36,720

RENT ROLL	
Unit	Monthly
1A	\$530
1B	\$592
2A	\$530
2B	\$530
1C	\$595
2C	\$595
1D	\$575
2D	\$595
Total	\$4,542

CYNTHIA KAMIN, CCIM
ckamin@hannacre.com
412-427-1245

BEN ATWOOD
batwood@hannacre.com
412 261 2200

HANNA COMMERCIAL REAL ESTATE
11 Stanwix St., Suite 1024
Pittsburgh, PA 15222
HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate 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.