

MULTIFAMILY PROPERTY
FOR SALE

602 MALLARD ROAD
CAMP HILL, PA 17011



Daniel J. Alderman
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1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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602 MALLARD ROAD

PROPERTY DETAILS

FOR SALE
\$780,000

OFFERING SUMMARY

Sale Price	\$780,000
Real Estate Taxes	\$7,775.01
Additional Information	No CoBroke/Agent fee paid Income/expense summary on last page
Number of Units	6; with potential for one more

PROPERTY SUMMARY

Address	602 Mallard Road Camp Hill, PA 17011
Municipality	East Pennsboro
County	Cumberland
Tax Parcel #	09-18-1304-045
Lot Size	0.27 Acres

PROPERTY DESCRIPTION

The property consists of six townhouse-style units, each featuring two bedrooms, one full bath, one powder room, a living room, a kitchen, and either a deck or patio. Additionally, there is a one-bedroom apartment on the lower level and a garage.

LOCATION DESCRIPTION

Convenient suburban location; close to schools, restaurants, offices, hospital, and medical offices.

PROPERTY HIGHLIGHTS

- Suburban townhouse-style apartments
- Camp Hill address
- Masonry and frame construction
- Leases started as one-year terms, many are now month-to-month

BUILDING INFORMATION

Construction	Masonry and frame
HVAC	Electric
Electric	PPL
Electrical Capacity	Federal Pacific Panels
Roof	Shingle; aging
Walls	Drywall
Floor Type	Wood
Parking Spaces	Two per unit; double stacked

UTILITIES & ZONING

Zoning	R-2 Residential Multi-Family
Zoning Description	Check zoning ordinance for a complete list of permitted uses.
Water & Sewer	Public

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EXTERIOR PHOTOS

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TAX MAP

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INCOME AND EXPENSES

FOR SALE

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Unit 1 - \$1,200.00/mo
Unit 2 - \$1,200.00/mo
Unit 3 - \$720.00/mo
Unit 4 - \$1,200.00/mo
Unit 5 - \$1,200.00/mo
Unit 6 - \$1,200.00/mo
Unit 7 - \$500.00/mo lower-level unit - needs renovated

Total Monthly - \$7,220.00
Total Annually - \$86,640.00

Expenses:

	<u>2023</u>	<u>2024</u>
Water	\$360.00/mo	\$360.00/mo
Electric	\$50.00/mo	\$50.00/mo
Trash & Sewer	\$407.00/mo	\$524.00/mo
Insurance	\$333.00/mo	\$333.00/mo
Tax		
Municipal	\$159.00/mo	\$174.00/mo
School	\$475.00/mo	\$493.00/mo
Total Monthly	\$1,784.00	\$1,934.00
Total Annually	*\$21,408.00	*\$23,208.00
	*based upon monthly x12 estimate	*based upon monthly x12 estimate

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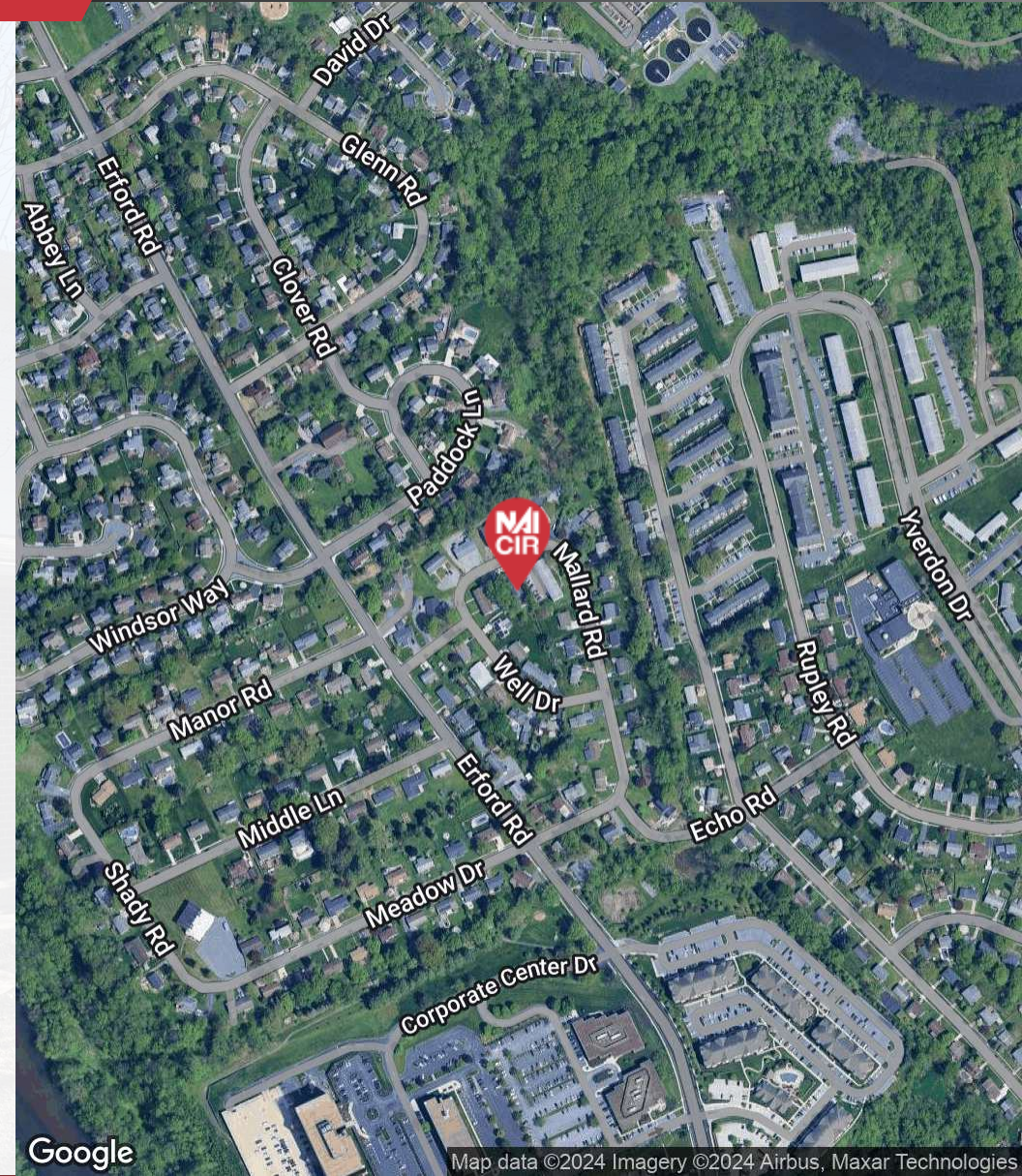
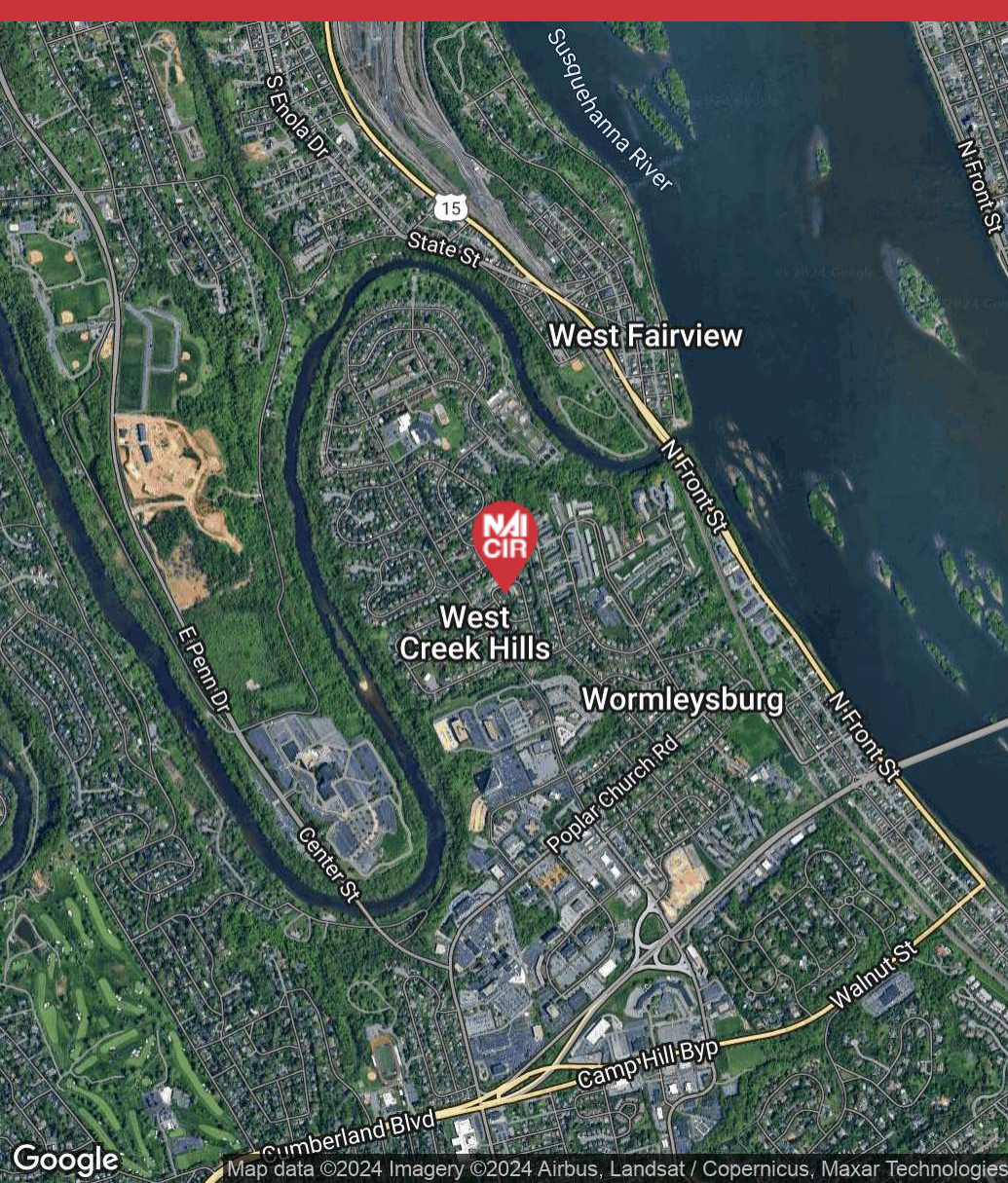
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LOCATION MAP

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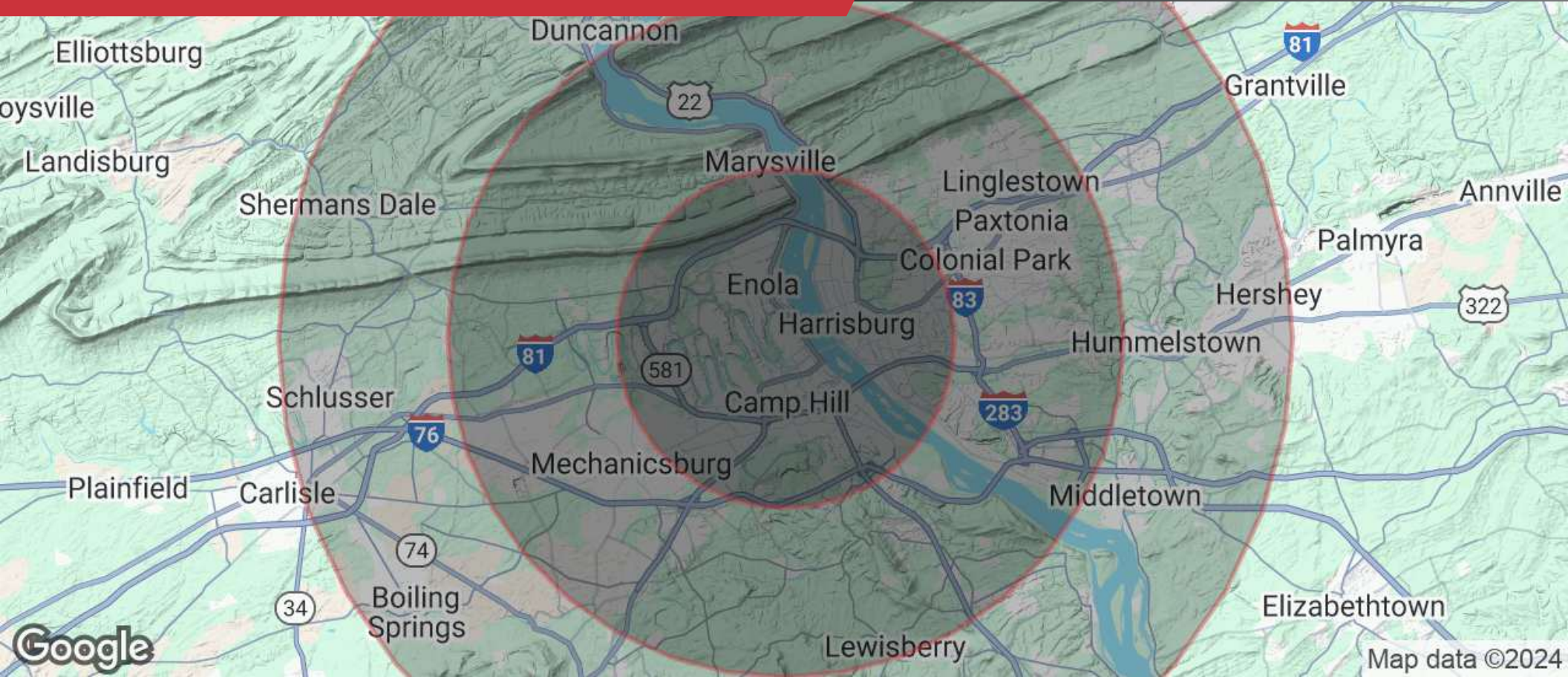


602 MALLARD ROAD

DEMOGRAPHICS

FOR SALE

\$780,000



POPULATION

5 MILES	10 MILES	15 MILES
192,210	393,019	523,543



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
79,112	158,571	210,480



INCOME

5 MILES	10 MILES	15 MILES
\$101,651	\$108,264	\$108,124

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