

FOR SALE

\$325,000



724 Salem Ave | Hagerstown | MD



BERKSHIRE HATHAWAY | HOMESALE REALTY
HOMESERVICES

COMMERCIAL DIVISION



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Well-maintained three unit investment property for sale! Unit mix is comprised of a 2 bed-1.5 bath, 1 bed-1 bath and efficiency unit plus a detached garage. There was a fire in the building in February 2024 and renovations have been underway to include the common area and the upstairs 2 bedroom unit, which have been completed. The efficiency is currently being renovated now and is expected to deliver Fall 2024. The one bedroom apartment and garage are currently leased and the two bedroom apartment is finished and on the market for lease. Expected gross rental revenue is approx. \$32k+ per year. Tenants pay electric and baseboard heat, which is separately metered. Upper rubber roof was replaced in 2019 and several windows were replaced in 2024. Energy efficient baseboard heaters were installed in 2021. Building can be delivered with property management in place.