

409 W Broad Street, Tamaqua Borough 18252MLS® #: **764131**

County:

SchuylkillDOM: **1**CDOM: **56**

LP:

\$900,000Area: **428 - Tamaqua**Status: **Available**

Comments:

SubDiv: **Not in Development**Remarks

This cash-flowing, brick-built 8-unit multifamily stunner generates a Net Operating Income of \$93,419 on Gross Income of \$120,000, offered at \$900,000, delivering a 10% cap at full occ, self-managed. Owners invested over \$100,000 in targeted upgrades to deliver stability, low upkeep, & tenant appeal. Interiors: \$80K across all 8 units with full spackle/paint, flooring replacements where needed, & refreshed kitchens & baths with updated fixtures, cabinetry, & plumbing. Exterior scope: brand-new roof; \$3,200 brick repointing to protect the envelope; \$4,095 demo of failing metal steps & installation of reinforced steps with safety railings; \$8,500 replacement/repair of exterior stair & balcony wood using pressure-treated, code-compliant materials; fresh exterior paint & cleanup. Each unit is separately metered for electric—TNTs shoulder their own usage, supporting NOI & predictable ownership costs. Solid brick construction, efficient layouts, code-compliant improvements, & a supply-constrained rental market underpin durable occupancy & upside. This is turnkey: minimal near-term capex, stabilized operations, & professional workmanship designed for longevity. Whether you're growing a portfolio or executing a 1031 exchange, this income-forward asset offers immediate returns, resilient cash flow, & appreciation potential in a revitalizing Tamaqua. Request the rent roll, renovation invoices, & pro forma. *Some estimated or projected financials based on industry standards.

Agent/Office Information

Agent: **Joshua Schoenberger** Lic#: **RS341739**
 Agent 2nd Ph:
 Office: **EXP Realty LLC** Lic#: **RB067456**
 Address: **1 South Third St, Ste 203, Easton PA, 18042**
 Association: **MLS**

Agent Ph: **(888) 397-7352**
 Agent Email: **j.s@joshlistings.com**
 Office Ph: **(888) 397-7352** Ofc Fax: **(412) 360-7875**

General Information

Prop Type:	Investment Property		Sub Prop:	Apartment Style	
Beds:	16	Baths:	8 (8 0)	Appr SF:	9,820
Yr Built:	1920	Lot Acres:	0.180	SF Src:	Tax Records
Price/SF:	\$91.65			Lot Src:	Tax Records
Cross St:	Catawissa		School D:	Tamaqua	
List Dt:	09/04/2025	Entry Dt:	09/04/2025	Tax ID:	65110388000
Occ Typ:	Tenant		Pend Dt:		Exp Dt: 09/04/2026
Occupy:	1 + Month, 1 + Year NEWLY renovated units with NEW 1 year leases with great tenants.				
Owner Nm:	Platinum Prop Restoration Llc		Ph Show:	4848662495	
Spc Cond:	Not Applicable		Own Ph:		
Show Inst:	call 484-866-2495 for showing, lots of tenants, be patient please.				
Directions:	From PA-309, turn onto W Broad St/US-209 toward Tamaqua. Continue into downtown; 409 W Broad St is on the right, near Hunter and Rowe St. Parking available along Broad.				

Listing Information

#Stories:	3.0	Pub Int:	Yes	VOW Cons:	No
Prk Spc:	9 Massive tenant Driveway Parking in rear			Parking:	
Lot Dims:	52X148			Construct:	Brick, Other
Zn Cde:	residential			Dd/Dc ID:	2791-1398
Features:	Balcony, Fire Escape, Hardwood, Patio				

Unit Information

<u>Unit</u>	<u>Bds</u>	<u>Bths</u>	<u>SF</u>	<u>Rms</u>	<u>Rent</u>	<u>Occ</u>	<u>Description</u>	<u>Unit</u>	<u>Bds</u>	<u>Bths</u>	<u>SF</u>	<u>Rms</u>	<u>Rent</u>	<u>Occ</u>	<u>Description</u>
1	3	1	1400	9	\$1,450	Yes	1 YR LEASE, Huge Microwave, Oven/Range, Refrigerator	2	3	1	1400	9	\$1,450	Yes	1 YR LEASE, Huge Microwave, Oven/Range, Refrigerator
3	3	1	1400	9	\$1,450	Yes	1 YR LEASE, Huge Microwave, Oven/Range, Refrigerator	4	3	1	1400	9	\$1,250	Yes	1 YR LEASE, Huge Microwave, Oven/Range, Refrigerator
5	1	1	600	6	\$1,100	Yes	Updated, nice 1 BF Microwave, Oven/Range, Refrigerator	6	1	1	600	6	\$1,100	Yes	Nice Sized 1 BR Microwave, Oven/Range, Refrigerator
7	1	1	600	6	\$1,100	No	Updated, currently Microwave, Oven/Range, Refrigerator	8	1	1	600	6	\$1,100	No	Updated, currently Microwave, Oven/Range, Refrigerator

Unit Totals:

Efficiency:

Total Units: 8

1 Beds: 4
3 Beds: 4

Utility Information

Heat Typ: Electric
Water: Public

Cool:
Sewer: Window ACs
Public

Financial Information

Cnty Taxes: \$3,412.00
Manage:
Trash Rem: \$1,500
Electric: \$480
Water/Sewer: \$2,500
Gross Inc: \$120,000
Net Inc: \$93,419 Estimated, could be more.

Mun Taxes: \$4,215.00
Maintenance: \$1,500
Cnty Asmt: \$177,475.00
Sch Taxes: \$7,974.00
Lawn/Snow:
Heat: \$0
Insurance: \$5,000
Gas: \$0
Operate Exp: \$26,581 Estimated

Oth Exp:
Taxes:
Ttl Taxes: \$15,601.00

Property History

Date	Time	Prev Value	New Value	Change Type	Changed By
09/04/2025	5:04 pm		A	New Listing	JOSHUASC

Photos





