



Sean Moretti
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Property Flyer

2693 W Philadelphia Ave, Oley, PA 19547

\$1,150,000



MLS #: PABK2054782

Number of Units: 4

Abv Grd Fin SF: 6,450 / **EstiLot Acres:** 0.35a

School District: Oley Valley

Unit #	Beds	Baths	Fin SqFt	Occupied	Mo. Rent	Projected Rent
Unit 1	4	2	1,800	Yes	\$1,945	\$1,945
Unit 2	3	1	950	No		\$1,795
Unit 3	3	1	950	No		\$1,695
Unit 4	3	1	950	No		\$1,595
Unit 5	1	1	800	No		\$1,195
Unit 6	1	1	400	No		\$995

Remarks:

We are thrilled to share some fantastic news with you! Our latest project, a completely renovated 6-unit apartment building located in the charming town of Oley, PA, Berks County, is now ready to dazzle and impress. Unique opportunity for a multiunit property in this beautiful country setting. Projected annual income after expenses is over \$101,000! That's an impressive 9 CAP. This stunning building offers a variety of units ranging from cozy studios to spacious 4-bedroom apartments, each meticulously designed with modern elegance and functionality in mind. The units feature beautifully tiled bathrooms that exude a sense of luxury, and kitchens adorned with sleek granite countertops, pristine white shaker cabinets, and a mix of top-of-the-line stainless steel, black and white appliances – perfect for those who appreciate a touch of sophistication in their living space. To ensure ultimate comfort and convenience, we've installed brand new hot water baseboard combi boilers that provide on-demand hot water for showers, making everyday living a breeze. Additionally, the building has gone through significant upgrades, including new plumbing, electrical systems, and energy-efficient windows to enhance the overall living experience and reduce utility costs for tenants. We invite you to take a closer look at these exceptional units and experience firsthand the quality and



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attention to detail that sets this property apart. It's a fantastic opportunity for both realtors seeking prime rental options and investors looking to expand their portfolio with a high-value asset. The location in Oley, PA, adds to the appeal, offering a peaceful and welcoming community atmosphere, while still being conveniently close to major highways and amenities. Don't miss out on this exciting opportunity! We look forward to hearing from you and welcoming you to explore all that this remarkable apartment building has to offer.

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