

SOUTHSIDE COMMONS

\$5,300,000

**KISSINGER
BIGATEL &
BROWER**
REALTORS

Southside Commons is an updated townhouse community comprised of 25 units – All 2- or 3-bedroom units. If you are looking to invest in off-campus housing just outside of PSU's main campus but still close enough to all of the shopping and recreation, look NO further! Southside Commons is nestled in a quiet neighborhood of State College, providing a peaceful experience for students, graduates, and professionals who want to live a little outside downtown and have furnished or unfurnished rental options. All Southside Commons townhomes are located directly on the CATA bus route, close to the YMCA of State College, Westerly Parkway Plaza, Orchard Park, and are an easy commute to downtown and PSU main campus. The community features green space and 35 parking spaces. Please request an NDA from the listing agent for financial details and more information.

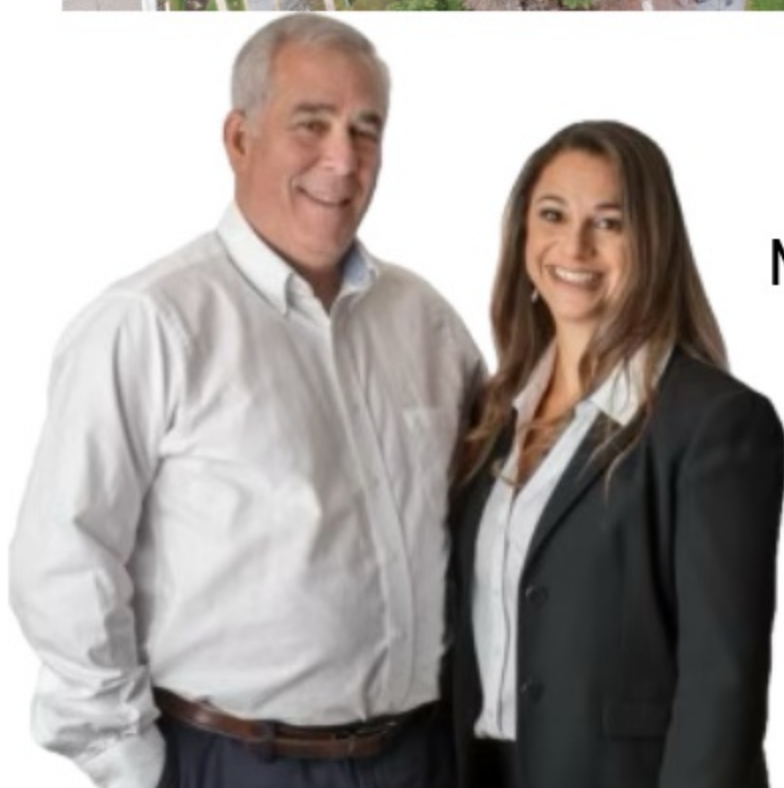


TO RESPECT THE TENANTS, NO INDIVIDUAL SHOWINGS WILL BE HELD.

PLEASE CALL/EMAIL MINDY SABOL 814-571-1497 / mindy@1kbb.com TO SCHEDULE AN INDIVIDUAL SHOWING

Property Features :

- 25 out of 27 Total Units
- 13 Units - Two Bedrooms (9 unfurnished, 4 furnished)
- 4 Units - Two Bedrooms Large (4 unfurnished, 0 furnished)
- 8 Units - Three Bedrooms (7 unfurnished, 1 furnished)
- ***All units include 1 ½ Baths
- Two Bedrooms are approx. 960 sqft
- The Large Two Bedroom units and all the Three Bedroom units are approx 1240 sqft



Mindy Sabol & Don Goldberg,
REALTORS®
Kissinger Bigatel & Brower
REALTORS®
Office: 814.234.4000
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Amenities:

- Located across from the YMCA
- Along the CATA Bus Route
- Pet Friendly
- Electric Heat
- On site Hassle Free Parking
- Private Entrances
- Close to the Parks
- Microwave
- Electric Range
- Refrigerator
- Dishwasher
- Washer and Dryer
- Minutes from Penn State University and Downtown State College
- Close to Shopping



Investment Highlights:

- As Of 6/5/26 - 11 Renewals - 11 New Leases - 3 Left to Rent
- Two bedroom units are approx 960 sq feet
- Large two bedroom and large three bedroom units are approx 1240 sq feet
- Call today for NDA and specific APOD and rent roll information

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Luxury Units Include:

- Stainless Appliances
 - Granite Counters
 - New Kitchen Cabinets
 - New Flooring
 - New Bathroom Vanities
 - Ceiling Fans
 - New Heaters and Outlet Covers
 - New Paint
 - W/D Included
- Two Bedrooms: 8 Total
Units: 610, 612, 628, 658, 660, 670, 672
- Large Two Bedrooms: 3
Units: 634, 664, 674
- Three Bedrooms: 7
Units: 616, 626, 630, 632, 662, 668, 676

Mid-Upgrade Units Include:

- Paint
 - Floors are okay
 - Vanities are okay
 - Counters are okay
 - Cabinets are okay
 - W/D Included
- Two Bedrooms: 3 Total
Units: 618, 620, 624

Standard Units Include:

- Original Kitchens
 - Brown Doors/Trim
 - Tenant Supplies W/D
- Two Bedroom: 2 Total
Units: 652 and 656
- Large Two Bedroom: 1 Total
Unit: 614
- Three Bedroom: 1 Total
Unit: 622