

326 BOSLER AVENUE, LEMOYNE

SALE



CAMPBELL
Commercial Partners LLC

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OFFERING SUMMARY

Executive Summary

We are pleased to present this duplex for sale in Lemoyne Borough. The 0.24+/- acre lot contains 2 residential units and 7 garages. One of the residential units and three of the garages are currently leased. Zoned urban residential.

Offering Details

Sale Price	\$424,900
Number of Buildings	1 (DUPLEX)
Number of Units	2
Total SF	2,894+/- SF
Number of Garages	7 - 10'x20'
Lot Size	0.24+/- ACRES



PROPERTY DETAILS

County	CUMBERLAND
Municipality	LEMOYNE BOROUGH
Zoning	URBAN RESIDENTIAL
Units	UNIT 1 - 3 BED, 1.5 BATH UNIT 2 - 5 BED, 2.5 BATH
Year Built	1850
Roof	METAL/RUBBER
Flooring	HARDWOOD
Water	PUBLIC
Sewer	PUBLIC
HVAC	NATURAL GAS FORCED HEAT CENTRAL A/C
Off-street parking available	



GENERAL FINANCIAL REPORT

Income

Projected Rental Income	\$43,800
Gross Income	\$43,800
Vacancy	(\$2,880)
Gross Effective Income	\$40,920

Expenses

Maintenance	\$2,000
Trash	\$400
Property Insurance	\$1,100
Real Estate Taxes	\$3,537
Reserves for Repairs	\$1,752
Total Expenses	\$8,789

Tenants pay all utilities except trash collection.

Note: Calculations, though believed reliable, are not guaranteed; some calculations may be estimated.

TAXES & ZONING

Total Estimated Taxes: \$3,538.43

Zoned Urban Residential

TAXES					
COUNTY:	\$	164,800	x	0.00287500	= \$ 473.80
MUNICIPAL:	\$	164,800	x	0.00383000	= \$ 631.18
SCHOOL:	\$	164,800	x	0.01476610	= \$ 2,433.45
TOTAL:					\$ 3,538.43
INDICATED MARKET VALUE:		\$164,800	x	1.47	= \$ 242,256.00



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ALL PROPERTY TOURS OR INSPECTIONS ARE BY APPOINTMENT ONLY.

A photograph of a two-story yellow house with a brown roof and a front porch. A red car is parked in front of the house. The image is darkened to make the text stand out.

INVESTMENT CONTACTS

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