

914 916 Madison Avenue, Scranton, PA 18510		26-3747 Residential Income Active \$595,000	
<i>Provided as a courtesy of</i> Jennifer de Jesus Steel City Realty 2505 Newburg Road Easton, PA 18045 Office - (484) 895-9005 jen@empirecapitalhldgs.com http://https://steelcityrealestate.com/			
Limited Service:		G HAR MLS #:	
Property Sub Type: Multi Family Year Built: Garage Stalls: Parking:	Style: Est Age Range: 76 - 100 Yrs Garage Type:	Total SF: 0 Lot Size: 40X160 # Spaces off-Street:	
MLS Area: Misc Out of County Subdivision: None PIN #: 14662020017 Total County Assmnt: 16,000 Est Total Tax: 5,365	School District: Scranton Old Legal Field: DB/Record Book: 202408686 Total City Assmnt: 0 Tax Year: 2025	Municipality: Scranton City Zoning: Multi-Family Page: 0 Est County Tax: 1,440	
Include:		Hot Sheet Comment: new	
Exclude: Public Remarks: Fully occupied 6-unit investment property in Scranton offering immediate, stable cash flow. Tenants pay all utilities, with the exception of one unit where the landlord covers water, sewer, and trash. Features on-site coin-operated laundry for additional income. A low-maintenance, income-producing asset in a strong rental market with consistent rental demand. Directions: From PPL. Get on I-476 N from Tilghman St. Continue on I-476 N to Scranton. Drive to Madison Ave.			
Expenses: Annual Gross Income: 71,160; Annual Electric Exp: 800; Annual Gas Exp: 0; Annual Othr Fuel Exp: 0; Annual Water Exp: 0; Annual Sewer Exp: 0; Annual Real Est Tax: 5,365; Annual Fire/Liabilty: 3,509; Annual Flood Ins: 0; Annual Lawn Maint.: 0; Annual Snow Removal: 0; Annual Other Misc: 912; Total Annl Expenses: 10,586; Anl Net Inc b/4 Debt: 60,574 Showing Instructions: Contact Showing Service - See Remarks Heat Fuel Type: Electric Heat Type: Electric Baseboard AC Type: None Condition: Good Exterior: Vinyl	Roof: Asbestos Shingles Interior Finish: Drywall Water: Public Sewer: Public Basement: Full MF Amenities: Coin-Op Washer/Dryer		Unit 1 Info: Unit #: 9141; Approx SF: 0; # Rooms: 4; Monthly Rent: 900; # Bedrooms: 1; Kitchen Style: Ordinary; # Baths: 1; Lease: Y; Heat in Rent: N; Hot Water in Rent: N; Electric in Rent: N; Water in Rent: N; Sewer in Rent: N Unit 2 Info: Unit #: 9142; Approx SF: 0; # Rooms: 5; Monthly Rent: 1,070; # Bedrooms: 2; Kitchen Style: Ordinary; # Baths: 1; Lease: Y; Heat in Rent: N; Hot Water in Rent: N; Electric in Rent: N; Water in Rent: N; Sewer in Rent: N Unit 3 Info: Unit #: 9143; Approx SF: 0; # Rooms: 4; Monthly Rent: 850; # Bedrooms: 1; Kitchen Style: Ordinary; # Baths: 1; Lease: Y; Heat in Rent: N; Hot Water in Rent: N; Electric in Rent: N; Water in Rent: N; Sewer in Rent: N Unit 4 Info: Unit #: 9161; # Rooms: 5; Monthly Rent: 1,165; # Bedrooms: 2; Kitchen Style: Ordinary; # Baths: 1; Lease: Y; Heat in Rent: N; Hot Water in Rent: N; Electric in Rent: N; Water in Rent: N; Sewer in Rent: N Unit 5 Info: Unit #: 9162; # Rooms: 5; Monthly Rent: 950; # Bedrooms: 2; Kitchen Style: Ordinary; # Baths: 1; Lease: Y; Heat in Rent: N; Hot Water in Rent: N; Electric in Rent: N; Water in Rent: N; Sewer in Rent: N Unit 6 Info: Unit #: 9163; # Rooms: 4; Monthly Rent: 995; # Bedrooms: 1; Kitchen Style: Ordinary; # Baths: 1; Lease: Y; Heat in Rent: N; Hot Water in Rent: N; Electric in Rent: N; Water in Rent: N; Sewer in Rent: N
List Price: 595,000			

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