



SALE

1813 Main Street Mix Use (Retail & 3 Bedroom single home)

1813 MAIN STREET

Northampton, PA 18067

PRESENTED BY:

GREGG MARZANO

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PA #RS297418

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|-------------|
| SALE PRICE: | \$495,000 |
| NUMBER OF UNITS: | 2 |
| LOT SIZE: | 8,250 SF |
| BUILDING SIZE: | 4,917 SF |
| NOI: | \$28,591.00 |
| CAP RATE: | 6.0% |

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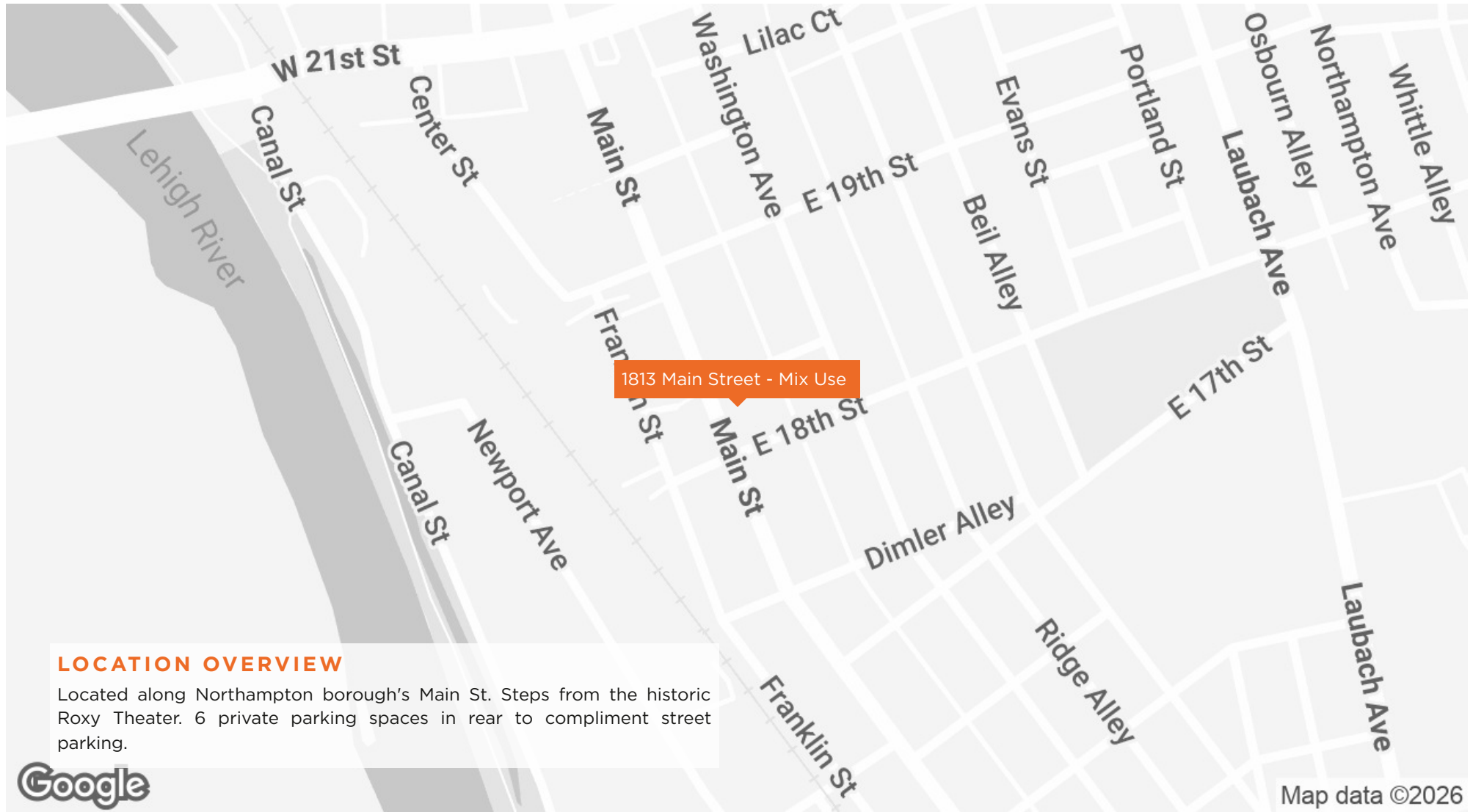
PROPERTY DESCRIPTION

This Main Street mix-use property offers a commanding presence in Northampton, delivering exceptional flexibility for an investor. The storefront features a new craft merchant with vendor marketplace concept. In addition to retail space there is plenty of storage and office space in the back office. 3 Bedroom single family home is located in the rear of the property and houses a long-term tenant. 24x24 first floor with kitchen and living room, 3 Bedrooms on the second floor with large bathroom. Second floor approximately 35x35. Full Attic and basement.

PROPERTY HIGHLIGHTS

- Mix use Retail & Single Family Home
- 2 units
- Built in 1940

LOCATION MAP



LOCATION OVERVIEW

Located along Northampton borough's Main St. Steps from the historic Roxy Theater. 6 private parking spaces in rear to compliment street parking.

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INCOME & EXPENSES

INCOME SUMMARY

1813 MAIN ST. NORTHAMPTON, PA 18067

| | |
|---------------------|-----------------|
| VACANCY COST | \$0 |
| GROSS INCOME | \$36,000 |

EXPENSES SUMMARY

1813 MAIN ST. NORTHAMPTON, PA 18067

| | |
|---------------------------|----------------|
| COUNTY TAXES | \$607 |
| CITY TAXES | \$984 |
| SCHOOL TAXES | \$3,289 |
| INSURANCE | \$1,500 |
| GARBAGE | \$790 |
| WATER & SEWER | \$240 |
| OPERATING EXPENSES | \$7,409 |

| | |
|-----------------------------|-----------------|
| NET OPERATING INCOME | \$28,591 |
|-----------------------------|-----------------|

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RENT ROLL

| SUITE | TENANT NAME | SIZE SF | % OF BUILDING | PRICE / SF / YEAR | MARKET RENT | MARKET RENT / SF | ANNUAL RENT | LEASE START | LEASE END |
|-----------------|---------------|-----------------|---------------|-------------------|---------------|------------------|-------------------|-------------|-----------|
| Retail | Atlas & Ellie | 1,500 SF | 30.51% | \$1.07 | - | - | \$1,600.00 | 3/1/2026 | 2/1/2029 |
| 3 Bedroom House | Arnold | 3,000 SF | 61.01% | \$0.47 | - | - | \$1,400.00 | 9/1/2026 | 8/31/2027 |
| TOTALS | | 4,500 SF | 91.52% | \$1.54 | \$0.00 | \$0.00 | \$3,000.00 | | |
| AVERAGES | | 2,250 SF | 45.76% | \$0.77 | | | \$1,500.00 | | |

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

1813 MAIN ST. NORTHAMPTON, PA 18067

| | |
|----------------------------|-----------|
| PRICE | \$495,000 |
| PRICE PER SF | \$101 |
| PRICE PER UNIT | \$247,500 |
| GRM | 13.75 |
| CAP RATE | 6% |
| CASH-ON-CASH RETURN (YR 1) | 1.36% |
| TOTAL RETURN (YR 1) | \$5,956 |
| DEBT COVERAGE RATIO | 1.08 |

OPERATING DATA

1813 MAIN ST. NORTHAMPTON, PA 18067

| | |
|------------------------|----------|
| GROSS SCHEDULED INCOME | \$36,000 |
| TOTAL SCHEDULED INCOME | \$36,000 |
| GROSS INCOME | \$36,000 |
| OPERATING EXPENSES | \$7,409 |
| NET OPERATING INCOME | \$28,591 |
| PRE-TAX CASH FLOW | \$2,044 |

FINANCING DATA

1813 MAIN ST. NORTHAMPTON, PA 18067

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FINANCIAL SUMMARY

| | |
|----------------------------|-----------|
| DOWN PAYMENT | \$150,000 |
| LOAN AMOUNT | \$350,000 |
| DEBT SERVICE | \$26,547 |
| DEBT SERVICE MONTHLY | \$2,212 |
| PRINCIPAL REDUCTION (YR 1) | \$3,912 |

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