

# PRIVATE SALE OFFERING MEMORANDUM

150-152 West Market Street | Marietta, PA 17547



ASKING PRICE

**\$625,000**

CAP RATE

**8.75%**

2026 PROJ. NOI

**\$54,613**

TOTAL UNITS

**43 Storage + 4 Apts**

## PROPERTY OVERVIEW

This is a rare dual-income investment opportunity in the heart of Marietta Borough, Lancaster County, PA — a charming historic river town on the Susquehanna experiencing growing demand for both housing and storage. The offering consists of a fully occupied 4-unit apartment building (152 W Market St) and a 43-unit self-storage facility (150 W Market St) located on the same parcel, sold together as one portfolio. The storage operation runs on simple management software requiring minimal owner time.

### Investment Highlights

- Fully occupied — 4 apartments
- 43 storage units - 42 Occupied

### Property Details

- Address: 150-152 W Market Street, Marietta, PA 17547
- Municipality: Marietta Borough

- Strong combined 2026 projected NOI of \$54,613
- 8.75% cap rate at asking price
- 11 new storage units added October 2025 — rents still ramping
- Low-maintenance, software-managed storage operation
- High demand market — Marietta Boro, Lancaster County
- Opportunity to raise rents on apartment side
- Potential to add additional outdoor storage units
- County: Lancaster County, PA
- Storage net rentable area: 3,980 sq ft
- Apartment building: 4 units across 3 floors
- Zoning: Market Central
- Lot size: 10,400
- Year built: 1910

## PROPERTY PHOTOS



*Self-Storage Facility — Exterior (150 W Market St)*



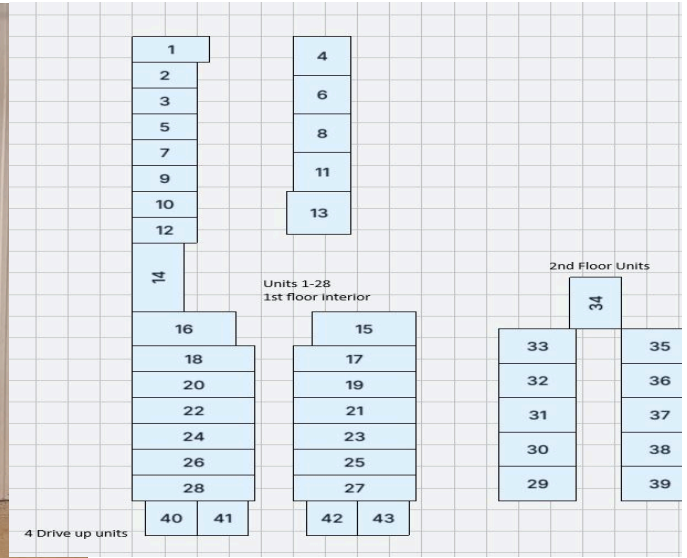
Indoor Climate-Controlled Hallway



Upper-Floor Storage / Apartment Wing Hallway



Interior Storage Unit #16 — Open Door View



152 W Market — Storage Layout



## APARTMENT FINANCIALS — 152 W Market Street

Four-unit residential building. Fully occupied. Tenants pay their own electricity and gas. Owner pays water, sewer, and trash.

UNIT 1 — 1 Bedroom / 1 Bath	\$900 / month
UNIT 2 — 2 Bedroom / 1 Bath	\$945 / month
UNIT 3 — 1 Bedroom / 1 Bath	\$925 / month
UNIT 4 — 1 Bedroom / 1 Bath	\$930 / month
<b>TOTAL MONTHLY RENTAL INCOME</b>	<b>\$3,700 / month</b>
<b>TOTAL ANNUAL RENTAL INCOME (2025 actual)</b>	<b>\$44,419</b>

## STORAGE FINANCIALS — 150 W Market Street

43-unit self-storage facility with 3,980 net rentable square feet. 42 of 43 units currently occupied. 11 units were added in October 2025 and rents are still ramping to full stabilization — representing meaningful near-term upside. The facility operates on easy-to-use property management software requiring minimal owner time.

Total Units	43 units
Currently Occupied	42 of 43 units
Net Rentable Square Feet	3,980 sq ft
Actual Monthly Revenue (42 units occupied)	\$3,045.79 / month
Gross Potential Monthly Revenue (43/43)	\$3,155.79 / month
2025 Actual Annual Storage Income	\$32,275.77
<b>2026 Projected Annual Storage Income</b>	<b>\$34,800.00</b>

**Note:** 11 storage units were added in October 2025. The 2026 projection reflects those units reaching stabilized occupancy. This represents real embedded upside for a buyer.

## COMBINED INCOME & EXPENSE SUMMARY

### Annual Revenue

2025 Apartment Operating Income	\$44,419.09
2025 Storage Operating Income	\$32,275.77
<b>2025 Total Combined Income (Actual)</b>	<b>\$76,694.86</b>
2026 Projected Apartment Income	\$44,419.09
2026 Projected Storage Income	\$34,800.00
<b>2026 Projected Total Combined Income</b>	<b>\$79,219.09</b>

### Annual Operating Expenses

Property Taxes	\$10,238.55
Insurance	\$5,633.00
Self Storage Electric	\$900.00
Water / Sewer / Trash	\$4,000.00
Maintenance Reserve (5% of Income)	\$3,834.74
<b>TOTAL OPERATING EXPENSES</b>	<b>\$24,606.29</b>

### Net Operating Income

<b>2026 Projected Net Operating Income (NOI)</b>	<b>\$54,612.80</b>
<b>Current Cap Rate at Asking Price (\$625,000)</b>	<b>8.75%</b>

*Note: Expenses above do not include mortgage debt service. No property management fee is included — the storage facility is self-managed. A buyer using a property manager would want to budget an additional 8-10% of gross income.*

## UPSIDE & OPPORTUNITY

This property is being sold while still in an early growth phase following the October 2025 unit expansion. A buyer is acquiring a stabilizing asset with several clear value-add levers:

- New storage units still ramping — 11 units added in October 2025 are projecting to full occupancy, driving the storage income increase from \$32K to \$34.8K+ in 2026.
- Apartment rents below market — current rents of \$900-\$945 for 1-2BR units in a Lancaster County historic borough likely trail current market rates. Lease renewals and unit improvements offer a path to higher rents.
- Additional outdoor storage capacity — If zoning allows, this could add further units with minimal construction cost relative to the revenue generated.
- Minimal management burden — the storage side runs on software with automated billing, reducing the labor required. A new owner could operate this as a semi-passive asset.
- Lancaster County growth market — Marietta Borough sits on the Susquehanna in one of Pennsylvania's most economically resilient counties. Demand for both housing and storage continues to grow.

## SALE TERMS & PROCESS

Asking Price	<b>\$625,000</b>
Sale Type	Private Sale — No Broker
Properties Included	150 W Market St (Storage) + 152 W Market St (Apartments)
Financing	Conventional or Cash
Due Diligence Period	15 days
Closing Timeline	60 Days

## CONTACT & HOW TO PROCEED

This property is offered directly by the owner. All inquiries and offers should be directed to:

**Scott Garber**

Phone: 717-653-1988 | Email: [Scott@garberselfstorage.com](mailto:Scott@garberselfstorage.com)

*Please do not contact tenants directly. All showings by appointment only.*

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