

**110 W Ridge Street, Lansford Borough 18232**MLS® #: **764219**

County:

**Carbon**DOM: **0**CDOM: **213**

LP:

**\$985,000**Area: **168 - Lansford**Status: **Available**

Comments:

SubDiv: **Not in Development**Remarks

This fully occupied CASH COW & Immediate cash flow with Gross of \$128,100 & Net Income of \$105,992, making this fully renovated, turn-key 9-unit portfolio a premier investment. Ownership invested over \$300,000 into a complete rehabilitation across 110, 112, & 114 W Ridge St, transforming these buildings into the most attractive multifamily assets on the block. Exterior highlights include a brand-new façade, roof, balconies, & refinished rear deck, along with 25+ new windows that enhance efficiency and curb appeal. Inside, nearly every aspect has been modernized: new & refinished kitchens with appliances, cabinets, & granite countertops; updated bathrooms; new flooring; fresh paint; & new water heaters & electrical upgrades. The property is sold with a clear Certificate of Occupancy and new city rental permits. The unit mix provides tenant diversity and strong retention: six large 1BR/1BA units, one spacious 2BR/1BA with private rear deck, one enormous 2-story 4BR/2BA with rear deck, and a long-standing, veteran-run barbershop anchoring the commercial space. All tenants are brand-new, friendly, and secured on 1-year leases, stabilizing income from day one. Located next to the new St. Luke's Hospital, near Main Street businesses, highways, police station, and a church, the property offers a strong rental base in a revitalizing community. This is a rare chance to own a fully renovated, fully leased, high-yield property with unmatched curb appeal & long-term stability.

Agent/Office Information

Agent: **Joshua Schoenberger** Lic#: **RS341739**  
 Agent 2nd Ph:  
 Office: **EXP Realty LLC** Lic#: **RB067456**  
 Address: **1 South Third St, Ste 203, Easton PA, 18042**  
 Association: **MLS**

Agent Ph: **(888) 397-7352**  
 Agent Email: **j.s@joshlistings.com**  
 Office Ph: **(888) 397-7352** Ofc Fax: **(412) 360-7875**

General Information

Prop Type:	<b>Investment Property</b>		Sub Prop:	<b>Apartment Style, Complex</b>	
Beds:	<b>12</b>	Baths:	<b>10 (9 1)</b>	Appr SF:	<b>9,500</b> SF Src: <b>Estimated</b>
Yr Built:	<b>1970</b>	Lot Acres:	<b>0.071</b>	Lot SF:	<b>3,100</b> Lot Src: <b>Tax Records</b>
Price/SF:	<b>\$103.68</b>		School D:	<b>Panther Valley</b>	
Cross St:	<b>Coal St</b>		Tax ID:	<b>122A2-24-N23</b>	
List Dt:	<b>09/05/2025</b>	Entry Dt:	<b>09/05/2025</b>	Pend Dt:	<b>09/05/2026</b>
Occ Typ:	<b>Tenant</b>		Ph Show:	<b>4848662495</b>	
Occupy:	<b>1 + Month, 1 + Year, All Deposits Fantastic tenants, all 1 year leases</b>				
Owner Nm:	<b>Lehigh Valley Private Equity Fund LLC</b>		Own Ph:		
Spc Cond:	<b>Not Applicable</b>				
Show Inst:	<b>Call 484-866-2495 for showings</b>				
Directions:	<b>From PA-209 in Lansford, turn onto W Ridge St. Continue through town; 110 W Ridge St is near the intersection with Spring Garden St, directly across from the new St. Luke's Hospital.</b>				

Listing Information

#Stories:	<b>3.0</b>	Pub Int:	<b>Yes</b>	VOW Cons:	<b>No</b>
Prk Spc:	<b>2 Plenty of parking on street</b>			Parking:	
Lot Dims:	<b>78X54</b>			Construct:	<b>Brick, Other, Vinyl</b>
Zn Cde:	<b>Multires</b>			Dd/Dc ID:	<b>201601868</b>
Features:	<b>Central Laundry</b>				

Unit Information

Unit	Bds	Bths	SF	Rms	Rent	Occ	Description	Unit	Bds	Bths	SF	Rms	Rent	Occ	Description
1	4	2	2900	9	\$1,900	Yes	RENTED TO GRE	2	3	1	1200	6	\$1,450	Yes	Renovated unit.
Dishwasher, Microwave, Oven/Range, Refrigerator								Dishwasher, Microwave, Oven/Range, Refrigerator							
3	1	1	800	5	\$1,150	Yes	Projected \$1225+ f	4	1	1	800	5	\$1,150	Yes	Great tenant- Proje
Dishwasher, Microwave, Oven/Range, Refrigerator								Dishwasher, Microwave, Oven/Range, Refrigerator							
5	1	1	800	5	\$1,150	Yes	projected \$1325+	6	1	1	800	5	\$1,100	No	ONLINE with Multi
Dishwasher, Microwave, Oven/Range, Refrigerator								Dishwasher, Microwave, Oven/Range, Refrigerator							
7	1	1	800	5	\$1,100	No	ONLINE with Multi	8	1	1	800	5	\$1,225	Yes	Renovated unit
Dishwasher, Microwave, Oven/Range, Refrigerator								Dishwasher, Microwave, Oven/Range, Refrigerator							
9	0	1	600	2	\$300	Yes	Long Term, Vetera	10	0	0	10	1	\$150	Yes	Coin OP Laundry F
Dishwasher, Microwave, Oven/Range, Refrigerator								Washer/Dryer							

Unit Totals:

Efficiency:

Total Units: 9

1 Beds: 5  
2 Beds: 2  
4 Beds: 1

## Utility Information

Heat Typ: Baseboard New energy efficient baseboard heaters installed 2025.

Cool: Wall AC

Water: Public

Sewer: Public

## Financial Information

Cnty Taxes: \$975.00  
Mun Taxes: \$2,763.00  
Manage: Maintenance: \$1,800  
Trash Rem: \$2,000  
Electric: \$480  
Water/Sewer: \$3,800  
Gross Inc: \$128,100 Hard Gross Income from Owner  
Net Inc: \$105,992 Strong net, fully leased, self managed

Cnty Asmt: \$65,850.00  
Sch Taxes: \$4,843.00  
Lawn/Snow:  
Heat: \$0  
Insurance: \$5,000 Could be lower  
Gas: \$0  
Operate Exp: \$22,108  
Oth Exp: \$500.00  
Taxes:  
Ttl Taxes: \$8,528.00

## Property History

Date	Time	Prev Value	New Value	Change Type	Changed By
09/05/2025	2:37 pm	1050000.00	985000	List Price Reduced	JOSHUASC
09/05/2025	2:36 pm		A	New Listing	JOSHUASC

## Photos





