

**1715-1717 W MARKET ST POTTSVILLE, PA 17901**

**\$450,000**



**MIXED USE**

**4 RESIDENTIAL**

**1 COMMERCIAL**



This commercial investment in Pottsville offers steady income now with room to grow. Four of the five units are already rented, creating consistent cash flow. The property also includes a back-yard shed and off-street parking.

**5 UNIT MIXED-USE INCOME PROPERTY**

**\$4,500/MONTH IN-PLACE RENT**

**UPSIDE TO \$5,500+/MONTH**

**9.78% CAP RATE | STRONG CASH FLOW DAY 1**

**Purchase Price: \$450K**

**NOI: \$44K**

**Monthly Cash Flow: ~\$1,420**

**Existing Cap Rate: 7%    Potential Cap Rate 9.7%**

**VALUE-ADD OPPORTUNITY**

**Vacant commercial unit ready to lease at \$1,000+/month**

**High visibility location = strong tenant demand**

**Increase rents + stabilize commercial = instant equity**

**Located in a growing commercial corridor in Pottsville**

**Perfect for investors looking for cash flow + upside + long-term growth**

**Deals like this don't last—message for details or to schedule a showing**

**FIRST CAPITOL**  
REAL ESTATE



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