



**5 Campbell Ln, Phoenixville, PA 19460**

EXECUTIVE SUMMARY

Welcome to this rare opportunity to invest in a six-unit multifamily property in a desirable Schuylkill township, located minutes from Phoenixville, PA. Only 1 two-bedroom unit is finished, and 2 more two-bedroom units and 3 one-bedroom units need completion. It is being sold "AS-IS"; the buyer is to resubmit plans (available) from the 2023 previously approved project, complete construction, obtain U&O and get permits. So bring your ideas and a contractor with you. This property is zoned R-2 which could be turned back into a single family, bed & breakfast, nursing home, senior housing, education institution, and/or other possibilities. The floor plan documents are available.

FINANCIAL OVERVIEW

EXPENSES		PROFORMA		
		Yearly Rental Income		
Property Taxes	\$9,074.00			133,200.00
Insurance	\$4,000.00			
Sewer/Water	\$2,000.00		2-Bedroom	2,200.00
Electric	\$1,200.00		2-Bedroom	2,200.00
Trash	\$849.00		2-Bedroom	2,200.00
utilities	\$2,600.00		1-Bedroom	1,500.00
Lanscaping & Pest Control	\$4,000.00		1-Bedroom	1,500.00
Other expenses			1-Bedroom	1,500.00
Inspections	\$600.00			
Total	\$24,323.00			

Net Income	\$	109,477.00
Mortg/Ins/Taxes/Month	\$	7,039.03
Net Income / Month	\$	4,060.97

## LOCATION OVERVIEW

Phoenixville, Pennsylvania, has undergone a significant transformation in its economic landscape over the past few decades. Once a center of industry, particularly known for its steel mills, the town has reinvented itself with a growing focus on small businesses, technology, and a vibrant local culture. The downtown area has seen a resurgence with new restaurants, boutique shops, summertime fun on Bridge Street. The town's economy also benefits from its proximity to Philadelphia, allowing for commuter access to the city's more traditional industries, being a short commute to Valley Forge, I-76, RT 422, RT 202. Many businesses in Phoenixville are locally owned, with a mix of service industries, retail, and professional services contributing to the area's economic vitality. The real estate market has flourished as well, with both residential and commercial properties seeing growth, the US Census reports only 60% of individuals own their homes in Phoenixville, making the rental market reflecting the highest paying industries were Real Estate & Rental & Leasing in recent years.



**§ 370-25. Permitted use regulations. [Amended 9-5-2001 by Ord. No. 01-05; 12-7-2011 by Ord. No. 2011-11]**

A building may be erected or used, and a lot may be used or occupied, for any one of the following purposes and no other, except as otherwise provided in § 370-58 of this chapter:

A.

Any use permitted in Article IV, § 370-20, herein, as a use by right or as a use by special exception, except that the following uses shall not be permitted:

(1)

Cemetery.

(2)

Any educational facility listed in § 370-16G, herein, except for elementary and secondary schools, pursuant to the provisions of § 370-150.

B.

Multifamily housing on large lots when authorized as a conditional use approved by the Township Supervisors, pursuant to the provisions of § 370-143 or 370-144, as applicable.

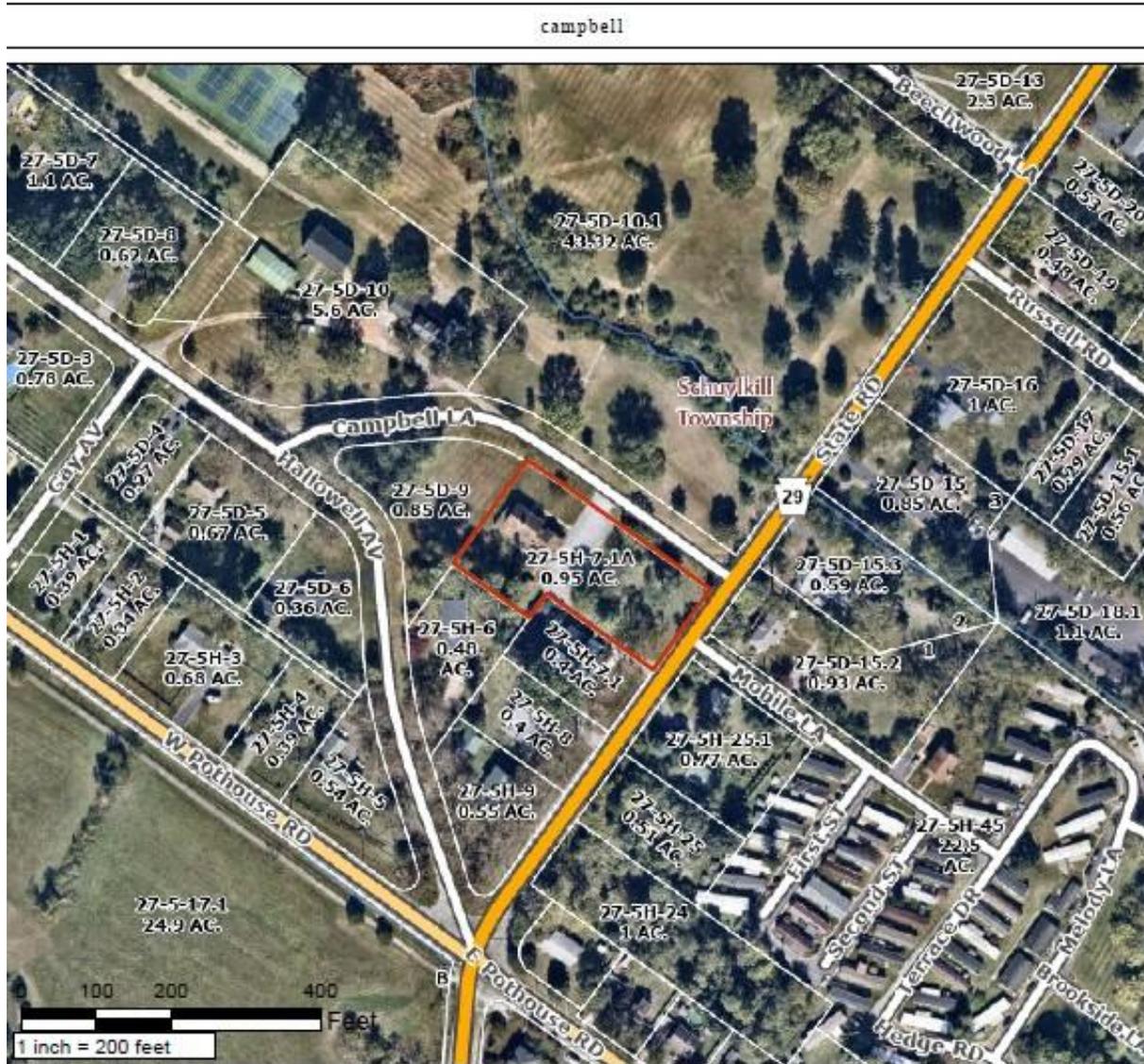
C.

Nursing home and congregate care senior housing shall be permitted as special exceptions, pursuant to the provisions of § 370-153.

D.

Open space preservation development option, when authorized as a conditional use approved by the Township Supervisors, pursuant to the provisions of § 370-29.

TAX PARCEL MAP:



COUNTY OF CHESTER  
PENNSYLVANIA



Find Address Information

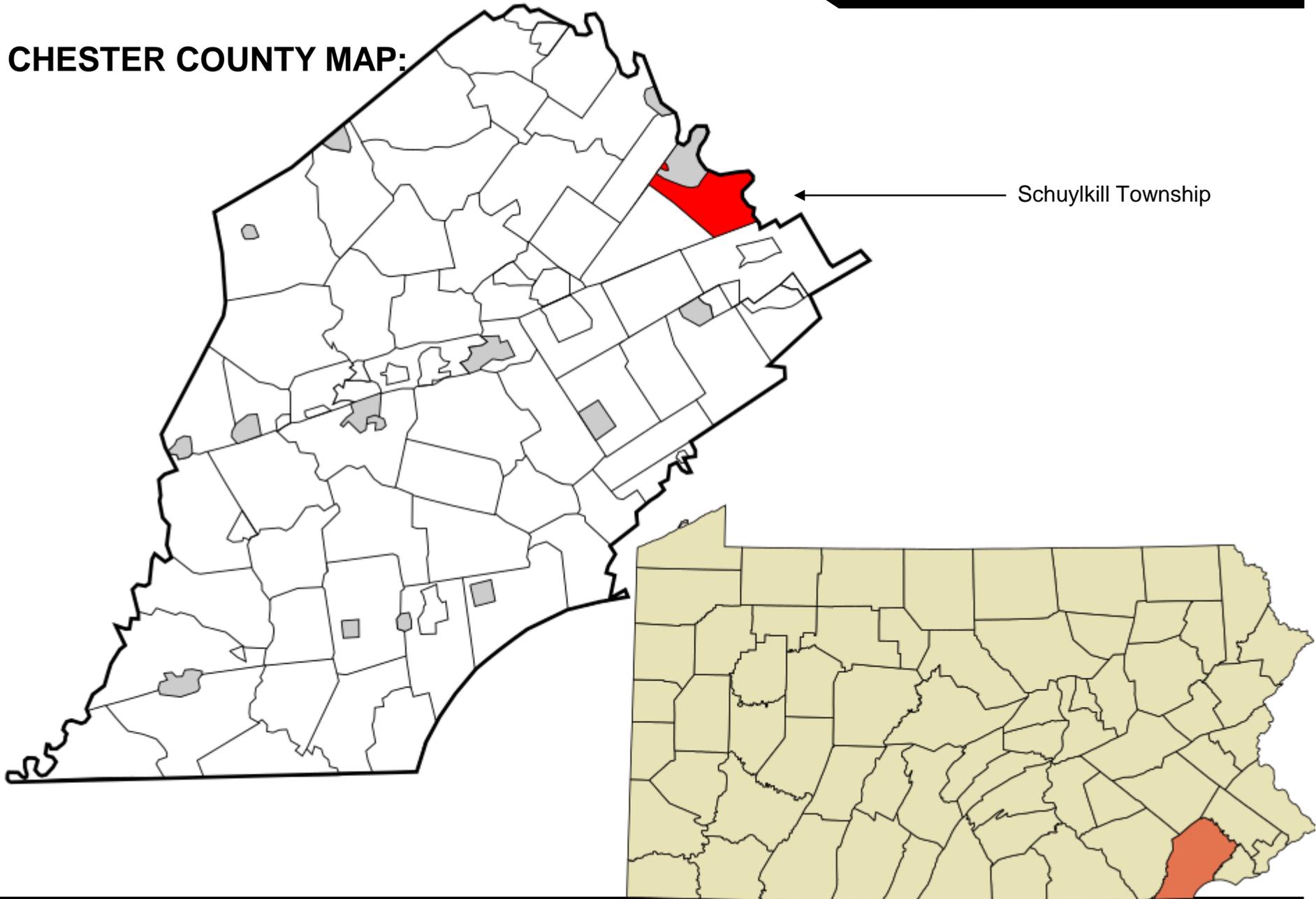
PARID: 2705H000701A0  
 LPI: 27-5H-7-1A  
 Owner1: NAGI PROPERTIES LLC  
 Owner2:  
 Mail Address 1: 2118 W MAIN ST  
 Mail Address 2: JEFFERSONVILLE PA  
 Mail Address 3:  
 ZIP Code: 19403  
 Deed Book: 11210  
 Deed Page: 839  
 Deed Recorded Date: 05/22/2024  
 Legal Desc 1: SW COR OF CAMPBELL LN & ST  
 Legal Desc 2: LOTS 4 & 5 DWG & BLDG  
 Acres: 0.9481  
 LUC: R-61  
 Lot Assessment: 68300  
 Property Assessment: 147700  
 Total Assessment: 216000  
 Assessment Date: 12/12/2025 9:23:31 AM  
 Property Address: 5 CAMPBELL LA  
 Municipality: SCHRYLKILL  
 School District: Phoenixville Area

Map Created:  
 Thursday, February 19, 2026

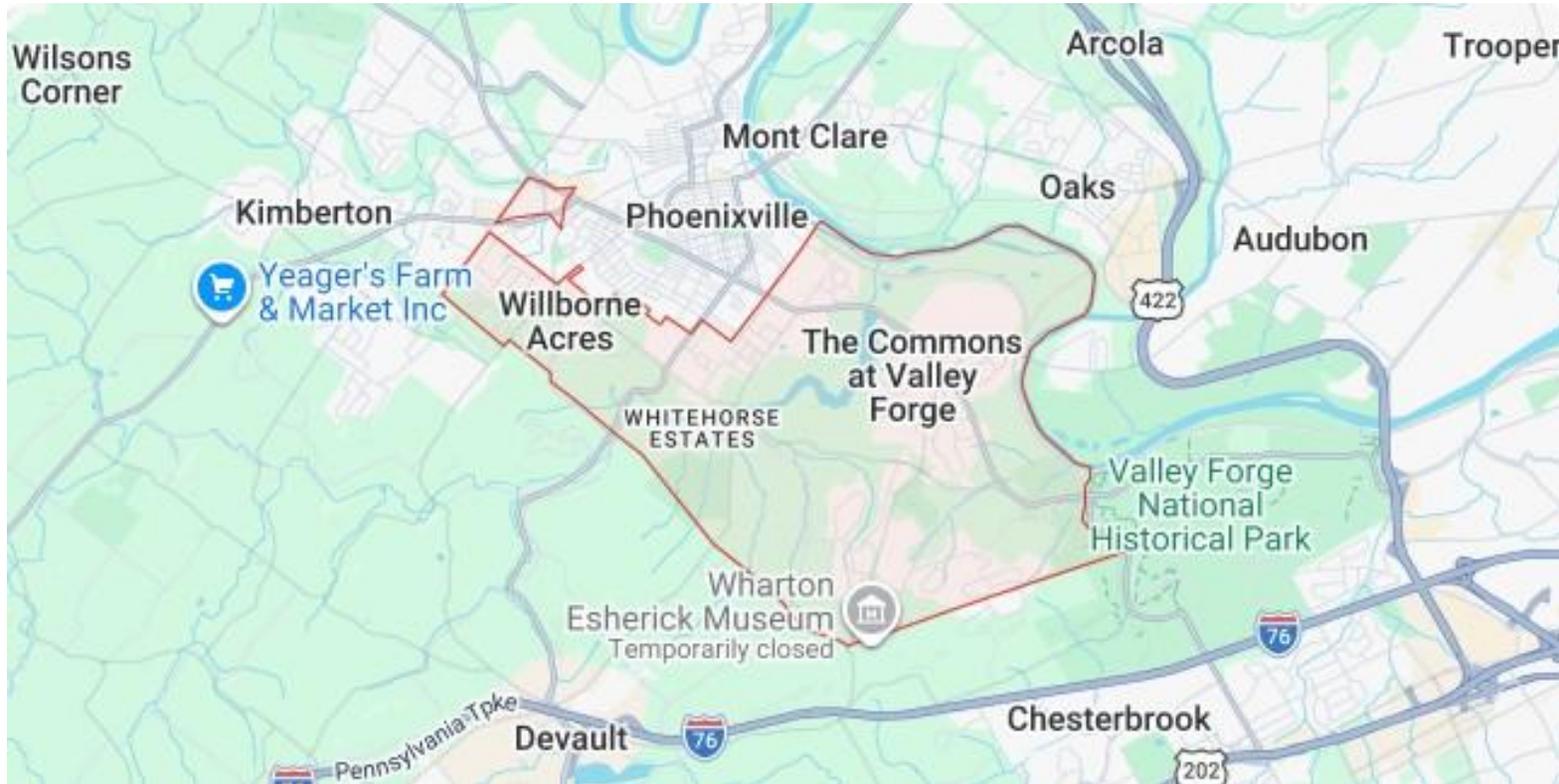
County of Chester

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**CHESTER COUNTY MAP:**



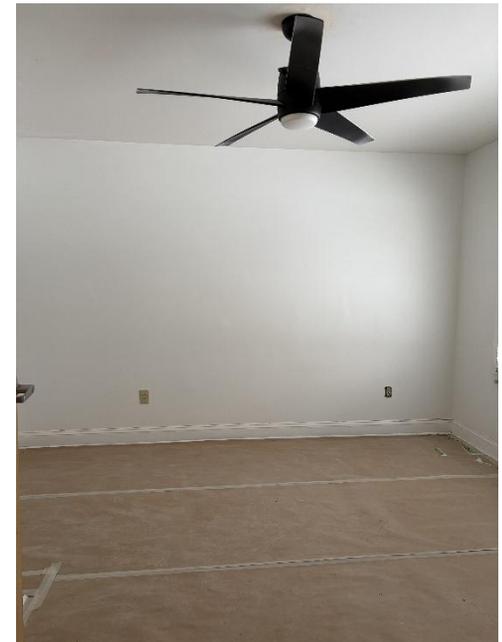
## Schuylkill Township Map



PHOTOS:



PHOTOS:



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LISTING AGENT:

Lori Livingston

Commercial Associate

630 Freedom Business Center Dr, Suite 300  
King of Prussia, PA 19406

Tel: 888-397-7352 X1151

Cell: 484-947-7137

Email: [lori.livingston@expcommercial.com](mailto:lori.livingston@expcommercial.com)

License: RS336930

[www.expcommercial.com](http://www.expcommercial.com)