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**McCann**  
COMMERCIAL



MULTIFAMILY PROPERTY FOR SALE

# 123-125 E LANCASTER AVE

Paoli, PA 19301

# INVESTMENT HIGHLIGHTS

123-125 E Lancaster Ave | Paoli

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MULTIFAMILY PROPERTY FOR SALE

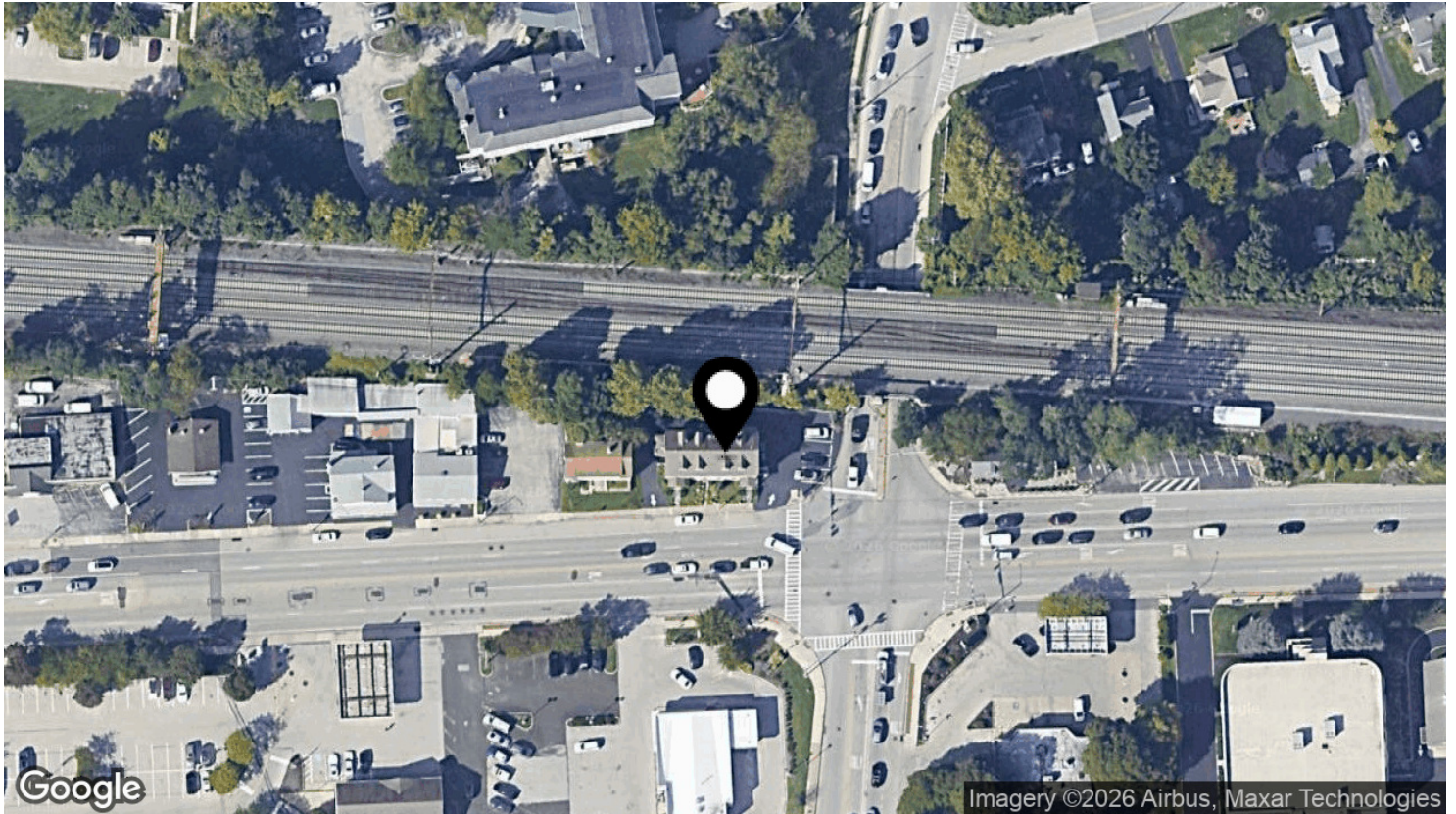
## INVESTMENT HIGHLIGHTS

- 100% occupied — all 6 units leased as of April 2026
- Long-term commercial anchor — iBeach Club lease secured through July 31, 2031
- Prime Paoli location — E. Lancaster Avenue corridor, steps from Paoli SEPTA train station (Amtrak/Regional Rail)
- Tredyffrin Town Center District zoning supports mixed-use, retail, residential and office
- Two commercial tenants provide income stability below four residential apartments
- Four residential units offer diversified rent roll with staggered lease expirations
- New roof installed 2021
- Strong residential submarket — Tredyffrin-Easttown School District, one of the highest-rated in Pennsylvania
- All expenses documented with actual 2026 tax bills, current insurance policy, and verified utility records
- Ideal for investor, 1031 exchange buyer, or owner-user
- Walking distance to Paoli train station, restaurants, retail, and Paoli Hospital

# PROPERTY SUMMARY

123-125 E Lancaster Ave | Paoli

MULTIFAMILY PROPERTY FOR SALE



## PROPERTY DESCRIPTION

Rarely does a fully occupied, mixed-use investment property come to market in the heart of Paoli's vibrant Lancaster Avenue corridor. 123-125 E. Lancaster Avenue presents an exceptional opportunity to acquire a stabilized, income-producing asset with a documented long-term commercial anchor, four residential apartments, and 100% occupancy — all within steps of the Paoli SEPTA/Amtrak station on the Main Line.

The property comprises six leasable units across three stories plus a lower level: two commercial spaces on the ground floor and lower level, and four one-bedroom residential apartments above. The anchor commercial tenant, iBeach Club, holds a lease through December 31, 2029, providing four years of secure income certainty. The lower-level commercial space has been occupied by the same tenant since 2017, reflecting the exceptional tenant retention this building has historically enjoyed. All four residential apartments are currently leased with staggered expirations ranging from mid-2026 through early 2027, offering a new owner the opportunity to reset rents to market over a natural 12-month window. Current residential rents are at or near market for the Paoli submarket. A new roof was installed in 2021.

Located in Tredyffrin Township's Town Center District — the same zoning corridor that governs Paoli's walkable commercial core — the property benefits from flexible zoning that supports retail, office, and residential uses. The building sits at the northwest corner of E. Lancaster Avenue, with excellent street visibility and proximity to the Paoli train station, Paoli Hospital, and a dense concentration of restaurants, banks, and service retailers.

Offered at \$895,000 on a stabilized NOI of \$65,297, the property is suited to a range of buyer profiles: the pure income investor seeking a stabilized Main Line asset, the 1031 exchange buyer seeking to redeploy capital into a fully leased building, or the owner-user looking to occupy commercial space while the balance of the building services the mortgage. All financial data is supported by actual 2026 tax bills, a current Travelers insurance policy, and twelve months of verified owner statements from Homestead Property Management.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$895,000
<b>Number of Units:</b>	6
<b>Lot Size:</b>	7,509 SF
<b>Building Size:</b>	6,048 SF
<b>NOI:</b>	\$65,297.00
<b>Cap Rate:</b>	7.0%

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Households</b>	240	892	2,865
<b>Total Population</b>	542	2,056	7,242
<b>Average HH Income</b>	\$152,272	\$158,771	\$186,631

# PHOTOS

123-125 E Lancaster Ave | Paoli

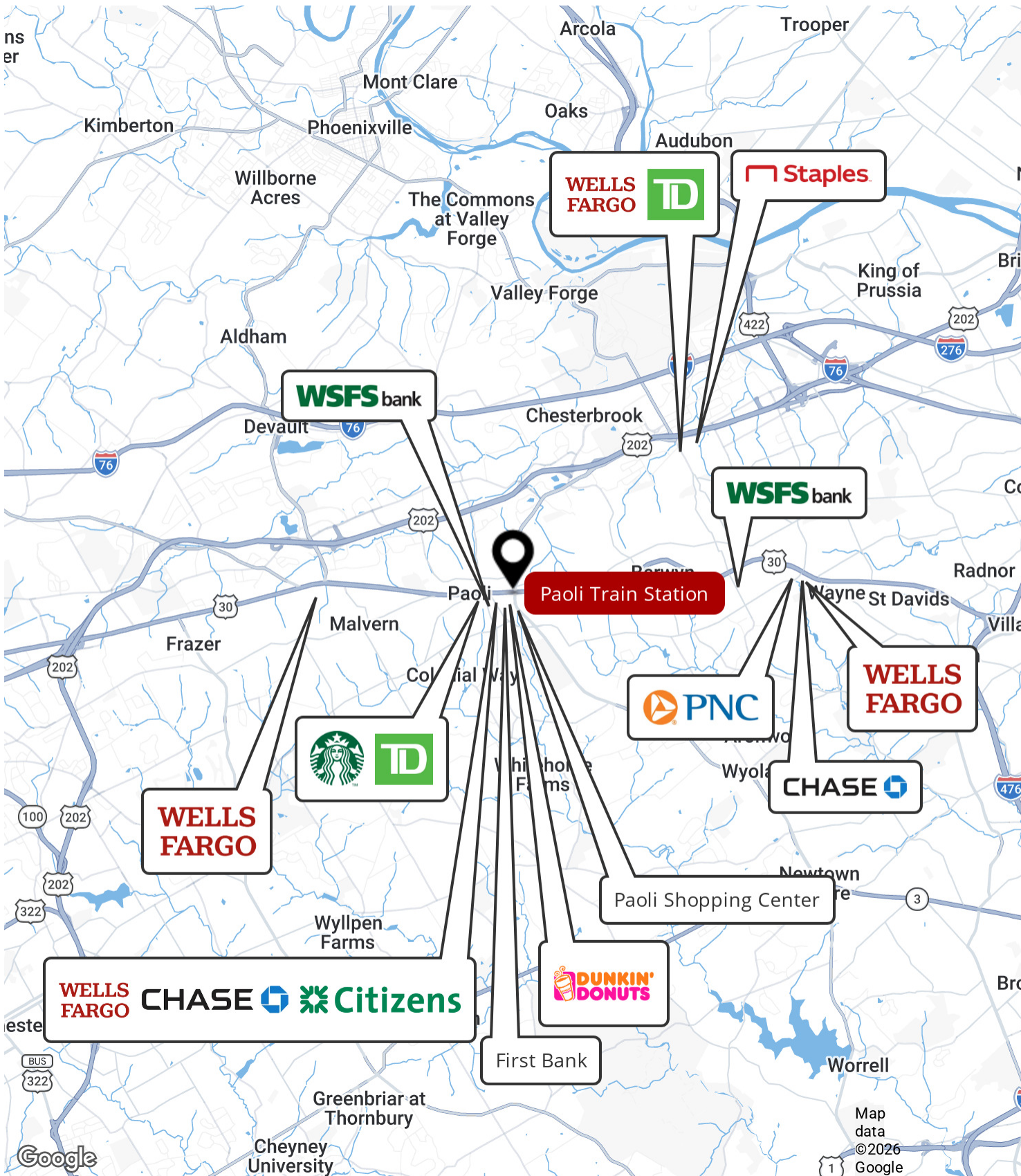
MULTIFAMILY PROPERTY FOR SALE



# LOCATION MAP

123-125 E Lancaster Ave | Paoli

MULTIFAMILY PROPERTY FOR SALE



# RENT ROLL & FINANCIAL SUMMARY

123-125 E Lancaster Ave | Paoli

MULTIFAMILY PROPERTY FOR SALE

## RENT ROLL

Unit	BD/BA	Tenant	Move-in	Rent	Tenant Tags
123 1st Floor	0/1	Beach Club Paoli LLC	2/16/2021	\$2,050.00	July 2031, with 3% annual increases
123 2nd Floor	1/1	Shishir Maharjan	10/26/2025	\$1,225.00	Oct 2026
125 2nd Floor	1/1	Conner L. Helsel	3/6/2026	\$1,200.00	Mar 2027
123 3rd Floor	1/1	Paul Wheaton	2/1/2019	\$1,025.00	June 2027, in a 60 day term notice
125 3rd Floor	1/1	Kathleen M. Wrabley	3/27/2026	\$1,100.00	Apr 2027
123-125 Lower Level	0/1	Nancy Marks	1/1/2017	\$1,177.00	April 2026, lease renewal out for signature
<b>TOTAL</b>				<b>\$7,777.00</b>	

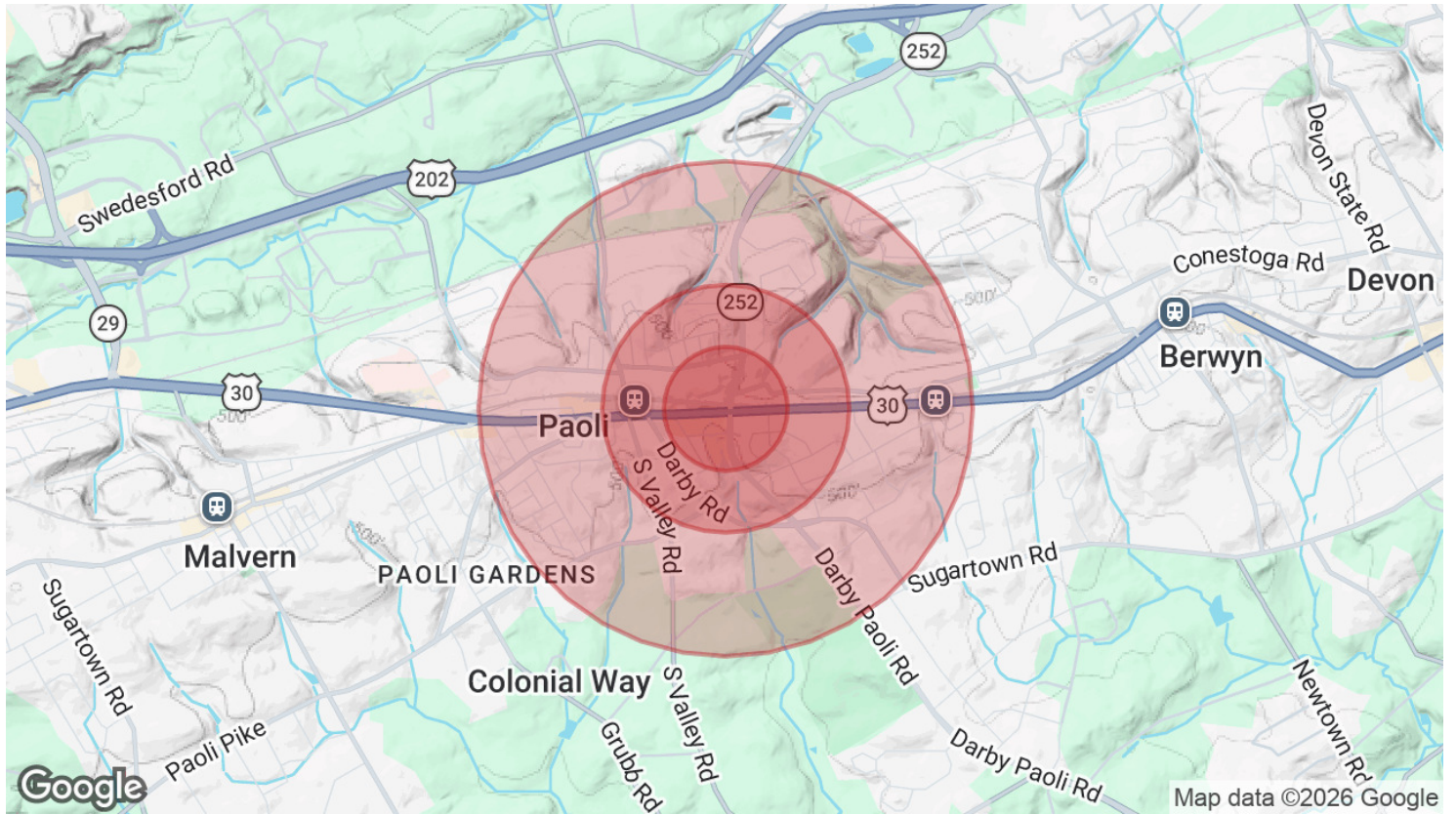
## FINANCIAL SUMMARY

Category	Amount
Gross Revenue	\$92,274.00
Property Taxes	\$10,727.00
Insurance	\$5,768.00
Sewer	\$1,500.00
Utilities	\$3,591.00
Trash	\$1,814.00
Repairs & Maintenance	\$2,500.00
Landscaping / Snow	\$890.00
Exterminating	\$187.00
<b>Total Expenses</b>	<b>\$26,977.00</b>
<b>NOI</b>	<b>\$65,297.00</b>

# DEMOGRAPHICS MAP & REPORT

123-125 E Lancaster Ave | Paoli

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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	542	2,056	7,242
Average Age	42.7	42.7	43.9
Average Age (Male)	43.6	43.6	41.3
Average Age (Female)	43.1	42.9	45.6

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	240	892	2,865
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$152,272	\$158,771	\$186,631
Average House Value	\$534,389	\$553,919	\$590,540

2023 American Community Survey (ACS)

# TEAM DEAL

123-125 E Lancaster Ave | Paoli

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