

MULTIFAMILY INVESTMENT
FOR SALE

238-242 N GEORGE ST
YORK, PA 17401



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INVESTMENT DETAILS

Price	Subject to Offer
Total Units	21 Residential / 1 Commercial
Building Size	+/- 18,000 SF
Stories	Four (4)
Acres	0.12 AC
Year Built / Renovated	1910 / 2012
Occupancy	100%
APN	03-042-01-001400-00000
Zoning	CBD - Central Business District
Taxes	\$28,681.70 (2025)

INVESTMENT OVERVIEW

Pullman Apartments presents the opportunity to acquire a stabilized, mixed-use multifamily asset located in the heart of Downtown York, Pennsylvania. The Property consists of a 22-unit adaptive reuse building originally constructed in 1910 and renovated in 2012, offering a blend of traditional multifamily, short-term rental, and commercial income streams.

The asset is currently 100% occupied and projected to generate approximately \$154,000 in Net Operating Income (2025), providing investors with immediate, durable cash flow supported by diversified tenancy and strong underlying market fundamentals.

Additional multi-family investment opportunities available in York (as detailed on the following map). Contact agents for more information.

INVESTMENT HIGHLIGHTS

- **Stabilized, Cash-Flowing Asset** | Fully leased property delivering immediate yield with consistent in-place income
- **Diversified Revenue Profile** | Combination of traditional multifamily, short-term rental, and commercial tenancy reduces income volatility
- **Institutional-Quality Adaptive Reuse** | Historic Pullman Building thoughtfully renovated, offering modern finishes within a character-rich structure
- **Short-Term Rental & Extended-Stay Upside** | Existing Airbnb component with demonstrated demand and operational flexibility
- **Prime Downtown Location** | Walkable access to York's retail, dining, and employment base within a revitalizing urban corridor

MARKET OVERVIEW

Located in Downtown York, the Property benefits from a growing, amenity-rich urban environment supported by ongoing public and private investment. York's position within the Harrisburg–Baltimore corridor and its relative affordability continue to drive steady rental demand and high occupancy levels.

The Property's unique blend of long-term, short-term, and commercial income streams aligns with evolving renter preferences and provides investors with the ability to adapt leasing strategies to maximize revenue over time.

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MULTIFAMILY PROPERTIES FOR SALE

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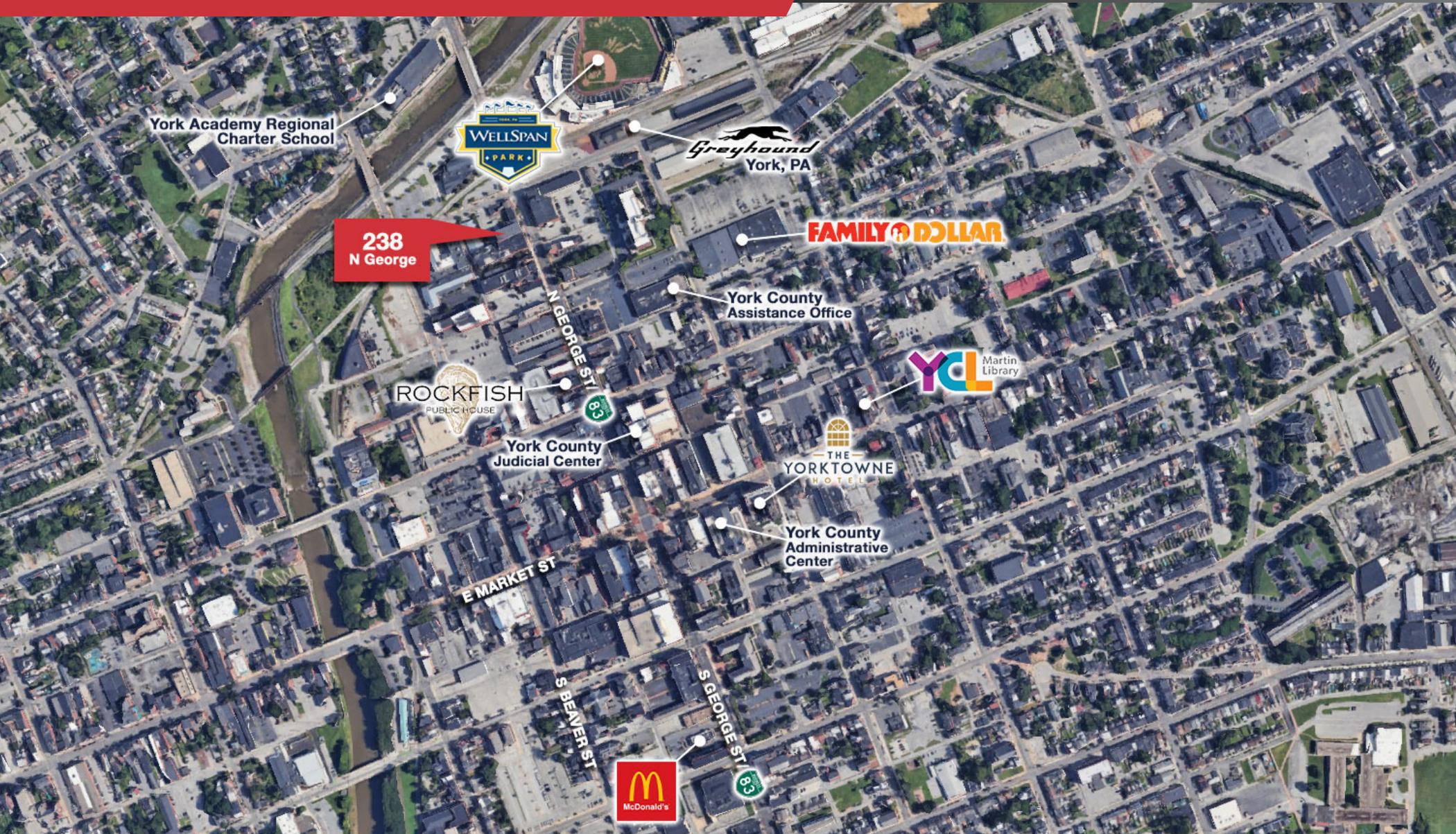
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AREA MAP

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MARKET OVERVIEW

York County, PA

York is a key population and employment center in South Central Pennsylvania, strategically located within the Harrisburg–Baltimore corridor. With approximately 450,000 residents in York County, the region benefits from a stable and growing population supported by in-migration and strong regional accessibility.

The local economy is anchored by manufacturing, healthcare, logistics, and government services, providing a diverse employment base and consistent renter demand. Direct access to Interstate 83 and Route 30 connects York to major employment hubs while supporting a strong distribution sector.

Downtown York has experienced continued revitalization, with investment in adaptive reuse projects, streetscape improvements, and expanding dining and retail amenities. This has increased demand for walkable, urban housing.

Affordability remains a key driver, with a cost of living below surrounding metropolitan areas. As homeownership becomes less attainable, rental demand continues to grow—particularly for one-bedroom units and flexible housing options, including short-term and extended-stay accommodations.

Overall, York's population scale, economic diversity, and affordability support stable occupancy and long-term multifamily demand.

KEY DRIVERS & DEMOGRAPHICS



Population Base

~450,000 residents in York County
Stable growth with in-migration trends



Strategic Location

Harrisburg–Baltimore corridor
Access via I-83 and Route 30



Economic Diversity

Manufacturing, healthcare, logistics, government
Strong distribution and warehouse presence



Affordability Advantage

Below-average cost of living
Attractive alternative to nearby metro areas



Rental Demand Drivers

Growth in renter households
Strong demand for 1-bedroom units



Housing Trends

Limited new supply supporting occupancy
Rising demand for furnished and short-term rentals



Downtown Revitalization

Investment in adaptive reuse and placemaking
Expanding dining, retail, and cultural amenities

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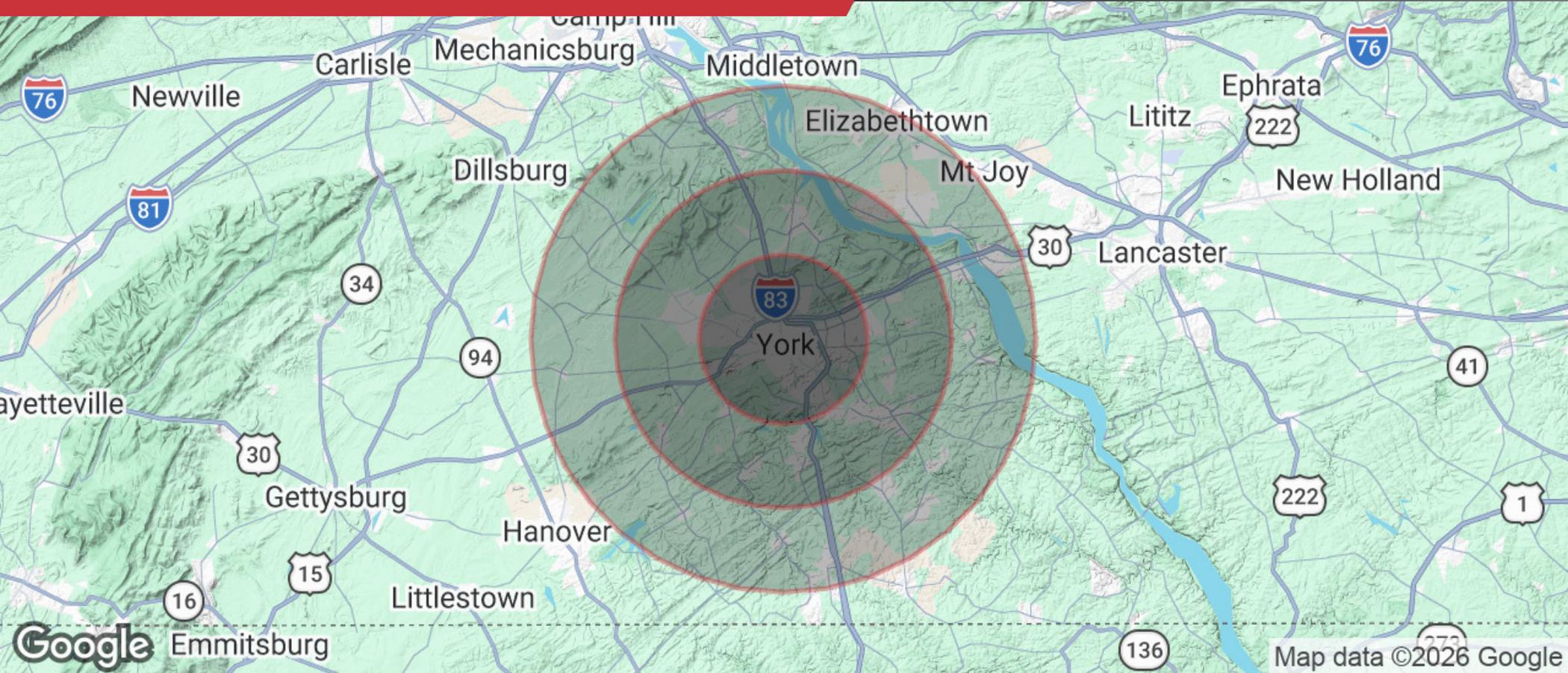
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DEMOGRAPHICS

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POPULATION

5 MILES	10 MILES	15 MILES
152,672	278,007	410,180



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
59,973	109,201	161,460



INCOME

5 MILES	10 MILES	15 MILES
\$94,441	\$96,943	\$99,181

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238-242 N GEORGE ST
LISTING TEAM

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NIK SGAGIAS
President, Managing Partner



CASEY P. KHURI
Chief Operating Officer



CHRIS WILSBACH
Vice President

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