

## 51 and 55 E Main St North East, PA 16428

Former Grape Arbor Inn



**\$790,000** • Multifamily | AirBnb | SFR | Redevelopment

### At A Glance

Property Type	Sub Type	Square Footage
<b>Multifamily</b>	<b>Apartment Building</b>	<b>11,074</b>
Net Rentable (SqFt)	Units (Keys, Pads, Beds, Pumps)	Rent Bumps
<b>11,074</b>	<b>2</b>	<b>No</b>
Price per SqFt	Broker Co-Op	Year Built
<b>\$71</b>	<b>Yes</b>	<b>1832</b>
Year Renovated	Buildings	Stories
<b>2024</b>	<b>2</b>	<b>2</b>
Acreage	Zoning	Investment Type
<b>0.550</b>	<b>C-1</b>	<b>Owner/User</b>
Occupancy Date		
<b>08/19/2024</b>		

### Listing Contacts



Jim Barbour **PRO**

LIC: PA AB068949 [\(+1\)](#)

jim@.....com [\(C\)](#)

.....9500 [\(C\)](#)


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## Details

Date Listed	Aug 19, 2024	Days On Market	381 Days
Last Updated	Jul 8, 2025	Asking Price	\$790,000
Property Type	Multifamily	Subtype	Apartment Building
Investment Type	Owner/User	Square Footage	11,074
Net Rentable (SqFt)	11,074	Price/SqFt	\$71.34
Occupancy	Vacant	Occupancy Date	08/19/2024
Units	2	Year Built	1832
Year Renovated	2024	Buildings	2
Stories	2	Permitted Zoning	C-1
Lot Size (acres)	0.55	Broker Co-Op	Yes
APN	36-005-033.0-008.00 and 36-...	Price/Unit	\$395,000

## About This Property

### Marketing description

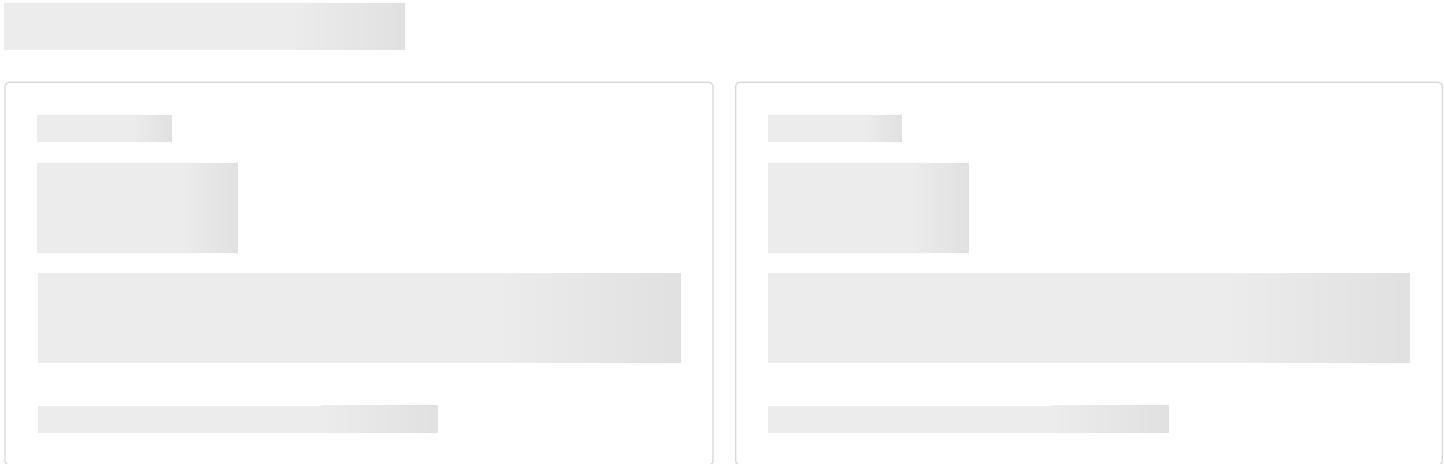
In the heart of PA wine country, The Former Grape Arbor Inn in North East, PA, is a timeless treasure comprised of 2 historical buildings. Built in 1832, this estate is in a prime location within walking distance of the restaurants and shopping. Freeport beach and N.E. marina are minutes away, offering many opportunities for recreation. Inside, you're embraced by an exquisite fusion of historic charm and contemporary comfort. 10 bed/ 8.5 bath, many of which are private suites. The spacious kitchen, with a sunroom, sets the stage for culinary delights and gatherings. High ceilings and abundant natural light create an inviting atmosphere of

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### Investment highlights

Opportunity to reuse as a formal bed and breakfast or as currently used as an Airbnb. Also possibility to revert back to original SFR use.

## Map



## Property History

Date	Event	Document	Price	% change	Price/SqFt	Sold by	Sold to
Jul 8, 2025	Price changed		\$790,000	-1.2%	\$71		
Jun 1, 2025	Price changed		\$800,000	-8.0%	\$72		
Dec 13, 2024	Price changed		\$870,000	-3.3%	\$79		
Nov 6, 2024	Listed for sale		\$900,000		\$81		
Aug 19, 2024	Listed for sale		\$900,000		\$81		

## Valuation Calculator

Purchase Price \*

\$790,000

Net Operating Income \*

Enter an Amount

Loan Amount ⓘ  
\$0.00

Down Payment

\$790,000

100%

Annual Debt Service ⓘ

\$--

\$--



Annual Cash Flow ⓘ

\$--

\$--

Interest Rate \*

0% - 100%

Term (years) \*

Enter a Value

## Valuation Metrics

0  
DSCR ⓘ--  
Cap Rate ⓘ--  
ROI ⓘ

## Demographics

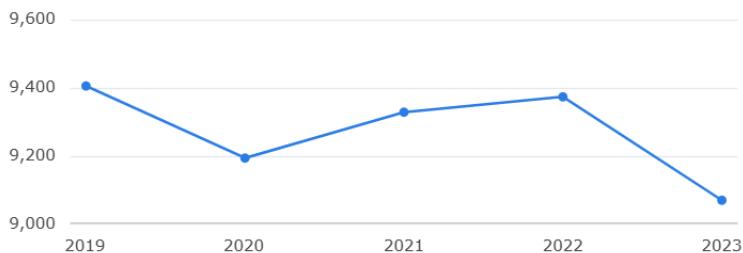


1 mile

3 miles

5 miles

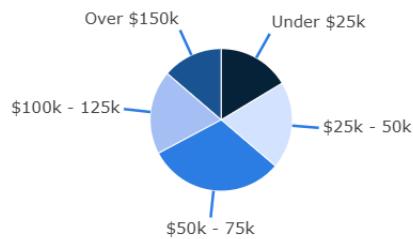
## Population

**9,069**
↓ 3% Compared to 9,373 in 2022    ↓ 3% Compared to 9,405 in 2019


## Household Income

**\$74.1k**

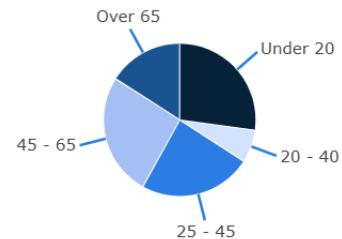
Median Income

**\$71.2k**  
2028 Estimate
↓ 4%  
Growth Rate


## Age Demographics

**41**

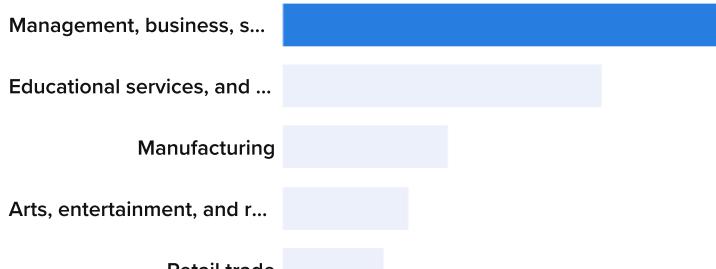
Median Age

**42**  
2028 Estimate
↑ 3%  
Growth Rate


## Number of Employees

**7,279**

Top Employment Categories



### Housing Occupancy Ratio

**5:1**

Occupied

Vacant

13:1 predicted by  
2028

### Renter to Homeowner Ratio

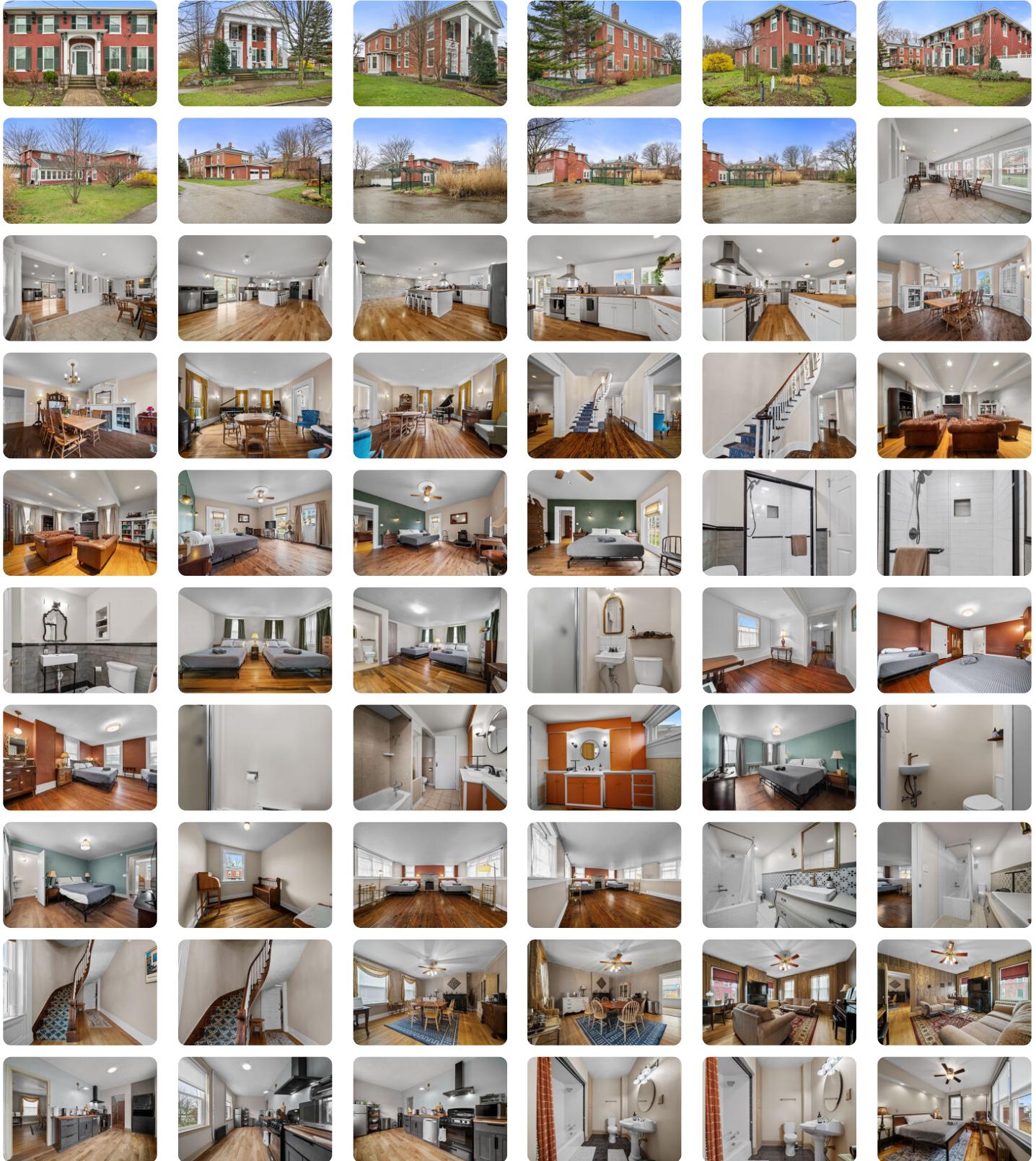
**1:3**

Renters

Homeowner

1:2 predicted by  
2028

### Property Photos





## Similar Properties

Grid Card

Table

● For Sale  
**\$5,500,000**  
1051 Avila Road  
Multifamily • 184 Units  
1051 Avila Rd, Harrisburg, Dauphin County, PA 17...

● For Sale  
**\$375,000**  
539 Niagara St  
Redevelopment Opportunity - 2 Buildings, 14 pot...  
539 Niagara St, Buffalo, Erie County, NY 14201

● For Sale  
**\$2,225,000**  
Halls Grove Apartments  
36 Units - 9.02% Cap Rate - Pittsburgh  
1107 Langtry St, Pittsburgh, Allegheny Cour...

## Additional Information

Name	Jim Barbour	License	PA AB068949
Brokerage Phone	814-833-9500		