

# FOR SALE



9 Unit Multifamily

4813 Sardis Rd., New Kensington, Pennsylvania

Hanna Commercial Real Estate as exclusive advisor is pleased to offer the opportunity to purchase this New Kensington multifamily property. The 9-unit community features five townhome style units, with 1.5 baths and two bedrooms. The additional four units contain two bedrooms, with ample kitchen space. The property is located within 15 minutes of major interstates allowing renters access to employment nodes throughout Allegheny and Westmoreland county. The community also allows for high speed internet access and features income generating laundry facilities.



## OFFERING HIGHLIGHTS

FULLY OCCUPIED

LAUNDRY FACILITIES

AMPLE PARKING

HIGH SPEED INTERNET

SEPARATE UTILITIES

ABILITY TO RAISE RENTS

NOI: \$52,979

**CYNTHIA KAMIN, CCIM**  
ckamin@hannacre.com  
412-427-1245

**BEN ATWOOD**  
batwood@hannacre.com  
412 261 2200

**HANNA COMMERCIAL REAL ESTATE**  
11 Stanwix St., Suite 1024  
Pittsburgh, PA 15222  
HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

# FOR SALE



9 Unit Multifamily

4813 Sardis Rd., New Kensington, Pennsylvania



**CYNTHIA KAMIN, CCIM**  
ckamin@hannacre.com  
412-427-1245

**BEN ATWOOD**  
batwood@hannacre.com  
412 261 2200

**HANNA COMMERCIAL REAL ESTATE**

11 Stanwix St., Suite 1024  
Pittsburgh, PA 15222  
HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

# OPERATING STATEMENT

**\$725,000**

**4813 Sardis Rd., New Kensington, Pennsylvania**



<b>Revenues</b>	<b>2024</b>	<b>Proforma</b>
Rental Income	\$77,340	\$79,660
Laundry Income	\$1,560	\$1,607
Total Income	\$78,900	\$81,267
General Vacancy	\$1,578	\$1,625
Effective Gross Income	\$77,322	\$79,642
<b>Expenses</b>		
Insurance	\$3,076	\$3,137
Maintenance & Repairs	\$4,500	\$4,590
Management	\$5,484	\$5,593
Real Estate Taxes	\$6,573	\$6,703
Electric	\$1,890	\$1,927
Trash Removal	\$2,040	\$2,080
Water & Sewage	\$780	\$795
<b>Total Expenses</b>	<b>\$24,343</b>	<b>\$24,829</b>
<b>NET OPERATING INCOME</b>	<b>\$52,979</b>	<b>\$54,812</b>

<b>RENT ROLL</b>	
<b>Unit</b>	<b>Monthly</b>
1	\$645
2	\$700
3	\$695
4	\$725
5	\$695
6	\$795
7	\$750
8	\$795
9	\$645
<b>Total</b>	<b>\$6,445</b>

**CYNTHIA KAMIN, CCIM**  
ckamin@hannacre.com  
412-427-1245

**BEN ATWOOD**  
batwood@hannacre.com  
412 261 2200

**HANNA COMMERCIAL REAL ESTATE**  
11 Stanwix St., Suite 1024  
Pittsburgh, PA 15222  
HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.