

**BERKSHIRE
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HOMESERVICES

**FOX & ROACH,
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PERKIOMEN CREEK VILLAGE

514-530 Gravel Pike | Collegeville, PA 19426

Offered at \$2,850,000

PERKIOMEN CREEK VILLAGE

12 Units | 8 Buildings



Welcome to Perkiomen Creek Village - a cluster of cottage homes and apartments. This enclave consists of 12 units within 8 buildings situated on 2.81 acres. This highly desirable village is 100% leased with Perkiomen Valley Schools located just across Gravel Pike.

1 MAIN HOUSE

Three-story renovated historic farm house converted to 4 apartments; three 3-bedroom, one 2-bedroom unit.

1 DUPLEX

Side-by-side twin with two 2-bedroom houses.

5 WATER FRONT COTTAGES

4 cottages, one cottage has 3-bedrooms, three 2-bedrooms and one 1-bedroom.

1 WATER FRONT HOUSE

This 2 story house has four bedrooms and two baths.

2.5% CBC
NOI \$207,369
7.3 CAP
FOR \$2,850,000



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INFO**

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514/516
Main House - 4 units



528
Waterfront Cottage



520/518
Twin/Duplex



522
Waterview Cottage



530
Waterfront Cottage



530A
Waterfront Cottage



526
Waterfront House



524
Waterfront Cottage

High-Demand Property with Strong Growth Potential

This is a super desirable rental community that always has a waiting list—thanks to its private access to the Perkiomen Trail and unbeatable location right across from Perkiomen Valley Schools. School bus pickup is right out front, making it even more appealing to tenants.

Many of the units are still rented below market value. So there's solid income now, and even more potential down the line. It's a great opportunity that goes way beyond just cap rates.

Property Details

- 100% leased complex consisting of 6 singles, a Twin/Duplex and a 4 unit main House
- All units are separately metered with 100 amp electric, Gas heat & Hot water
 - 1 unit has oil heat & 4 units have electric Hot water. The singles have C/A
- 2.81 acres located on Perkiomen Creek
- 30 Off Street Parking spaces
- All the Singles (5 Cottages & One 4BR 2-Story Stone House) Have been completely Renovated 2023
- All have Granite Counters, S/S Appliances, new cabinets, LVP flooring & new HVAC w/ C/A
- Both Twin/Duplex units repainted, new LVP flooring and w/w carpeting installed (June 2025)
- All units include a Washer, Dryer, Dishwasher, Gas Range, Refrigerator and Microwave.
- All Cottages, Waterfront House, and Twin/Duplex have private basements. Quad has a shared basement
- Public Sewer and On-Site well water
- Minimal deferred maintenance, practically maintenance free
- 2 additional potential income sources are a 14'x24' shed (previous owner rented) estimated \$150/month and the Quad has ventilation equipment. Previously rented by a painter @ \$485/mo



Property Specifications

Unit	Building	Beds	Baths	Approx. Size	Storage	Furnace		Central Air	Hotwater Heater	Electric Amps	Kitchen Renovation
						Fuel	Type		Fuel		
514-1	Big House	3	1	900	N/A	Gas	Hot Water	No	Gas	100	Partial
514-2	Big House	3	1	900	N/A	Gas	Hot Water	No	Gas	100	Refinished
516-1	Big House	2	1	900	N/A	Gas	Hot Water	No	Gas	100	Refinished
516-2	Big House	3	1	900	N/A	Gas	Hot Water	No	Gas	100	Refinished
518	Twin	2	1	890	Basement	Gas	Hot Water	No	Gas	100	Flooring
520	Twin	2	1	890	Basement	Oil	Hot Water	No	Gas	100	Flooring
522	Cottage	1	1	600	Basement	Gas	Forced Air	Yes	Gas	100	2023
524	Cottage	3	1.5	900	Basement	Gas	Forced Air	Yes	Electric	100	2023
526	House	4	2	1900	Basement	Gas	Forced Air	Yes	Gas	100	2023
528	Cottage	2	1	600	Basement	Gas	Forced Air	Yes	Electric	100	2023
530A	Cottage	2	1	600	Basement	Gas	Forced Air	Yes	Electric	100	2023
530	Cottage	2	1	600	Basement	Gas	Forced Air	Yes	Electric	100	2023

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Property Analysis

As of 2/1/2026

Unit	Building	Beds	Baths	Approx. Size	Rent	Expiration
514-1	Big House	3	1	900	\$1,670	12/31/2026
514-2	Big House	3	1	900	\$2,200	11/1/2026
516-1	Big House	2	1	900	\$1,700	12/31/2026
516-2	Big House	3	1	900	\$1,700	12/31/2026
518	Twin	2	1	890	\$1,850	6/30/2026
520	Twin	2	1	890	\$1,850	6/30/2026
522	Cottage	1	1	600	\$1,700	11/30/2026
524	Cottage	3	1.5	900	\$1,775	5/31/2026
526	House	4	2	1900	\$3,060	8/14/2026
528	Cottage	2	1	600	\$2,000	1/31/2027
530A	Cottage	2	1	600	\$1,750	4/30/2026
530	Cottage	2	1	600	\$2,000	11/30/2026

Other Potential Income Sources

Description	Current Use	Cost
Shed (14'x24') for rent	Owner	\$150/mo
Spray booth in 516 basement previously rented	Vacant	\$485/mo

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Expenses 2024

Description	Cost
Taxes County/Twp 2025	\$2,581
Taxes School 24/25	\$14,610
Trash	\$3,671
Insurance (incl. flood)	\$23,340
Landscaping & Plowing	\$2,869
Sewer	\$3,620
PECO (Ext Lights & Pump House)	\$2,532
Repairs & Maintenance	\$18,468

Total (Yearly)

\$71,691

Net NOI (as of 2/1/2026)

\$207,369
or \$17,281/mo

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