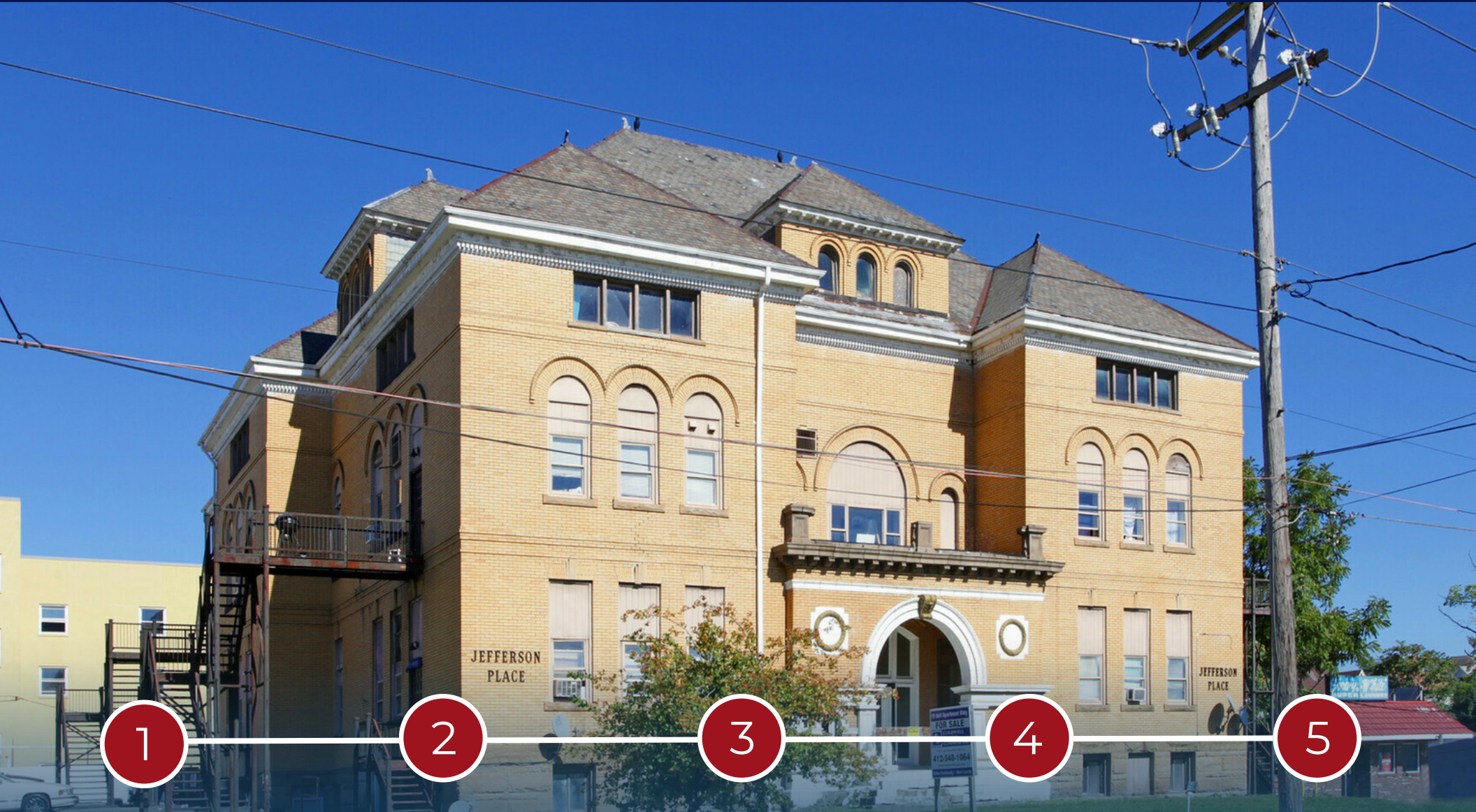




MULTIFAMILY FOR SALE | JEFFERSON PLACE



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CONTACTS

PROPERTY CONTACT

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LONG & FOSTER[®]
COMMERCIAL DIVISION

EXECUTIVE SUMMARY

1090 Jefferson Ave|| Washington, PA 15301

OVERVIEW

Attractive value-add investment opportunity of a multifamily commercial building located at 1090 Jefferson Ave, Washington, PA. The property comprises 19 multifamily units, covering 36,000 SF of building area on 0.68 acres of land. With a full vacancy rate, the property presents an exceptional opportunity for investors to capitalize on the strong rental market in the area by implementing crucial infrastructure improvements, including electrical, plumbing, and air conditioning, to enhance the property's overall value and profitability.

Despite the property's current 100% vacancy, the thriving rental market in the area presents a lucrative opportunity for investors to revitalize the property and capitalize on the growing demand for quality rental units, ensuring a potentially rapid lease-up period post-renovation, presenting investors with an opportunity to capitalize on the favorable market in Washington, PA. The property also benefits from its proximity to key amenities and attractions, making it an appealing choice for renters seeking convenient access to schools, shopping centers, and transportation hubs.

PROPERTY DETAILS

Sale Price	\$500,000
Available Space	36,000 SF
Number of Units	19
Building Class	C
Year Built	1898
Price/Unit	\$26,316/Unit
Property Type	Multifamily
Land Acres	0.68 AC
Submarket	Washington County



PROPERTY HIGHLIGHTS

36,000 SF
total building area

\$13.89 / SF
Price/SF

100%
vacancy rate

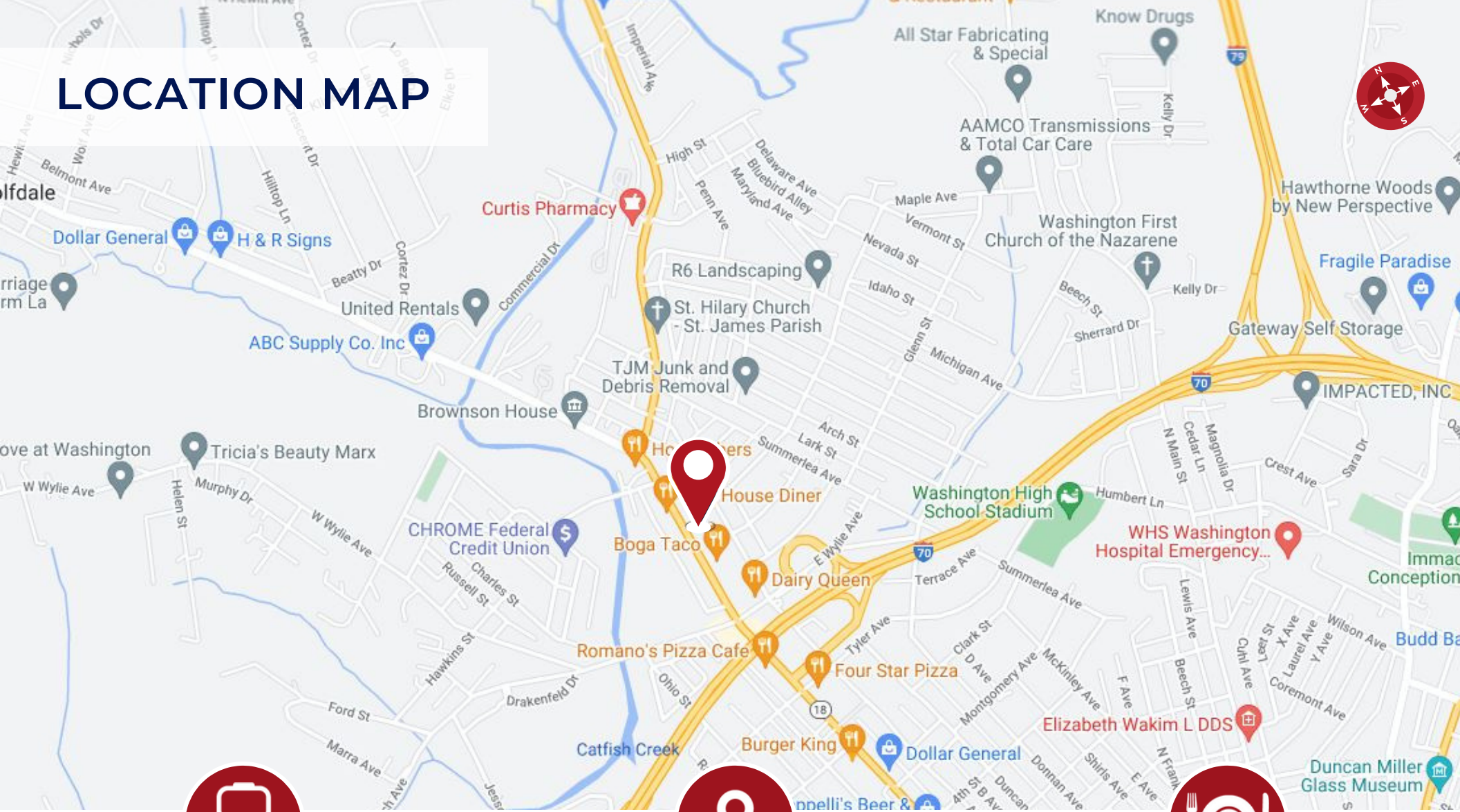
19 units
available

Downtown
Washington, PA location

50,695 VPD
on Jefferson Ave

**MULTIFAMILY
INVESTMENT
VALUE-ADD
OPPORTUNITY
WITH ONLY
5.6% VACANCY**

LOCATION MAP



West Library transit stop,
located 18.4 mi / Pittsburgh
International Airport located
32.7 mi from Jefferson Place



Located 0.17 mi from
the Route 18-Route 70
Intersection



3 Shopping Centers Within
3 mi (18 Plaza, Jefferson Court
Plaza, & Oak Spring Center)

WASHINGTON COUNTY SUBMARKET



Current Population (2021)

209,090



Projected Population (2028)

262,979



Median Household Income (2021)

\$68,787



Average Household Size

2.0



Unemployment Rate

3.70%



Median Home Value (2021)

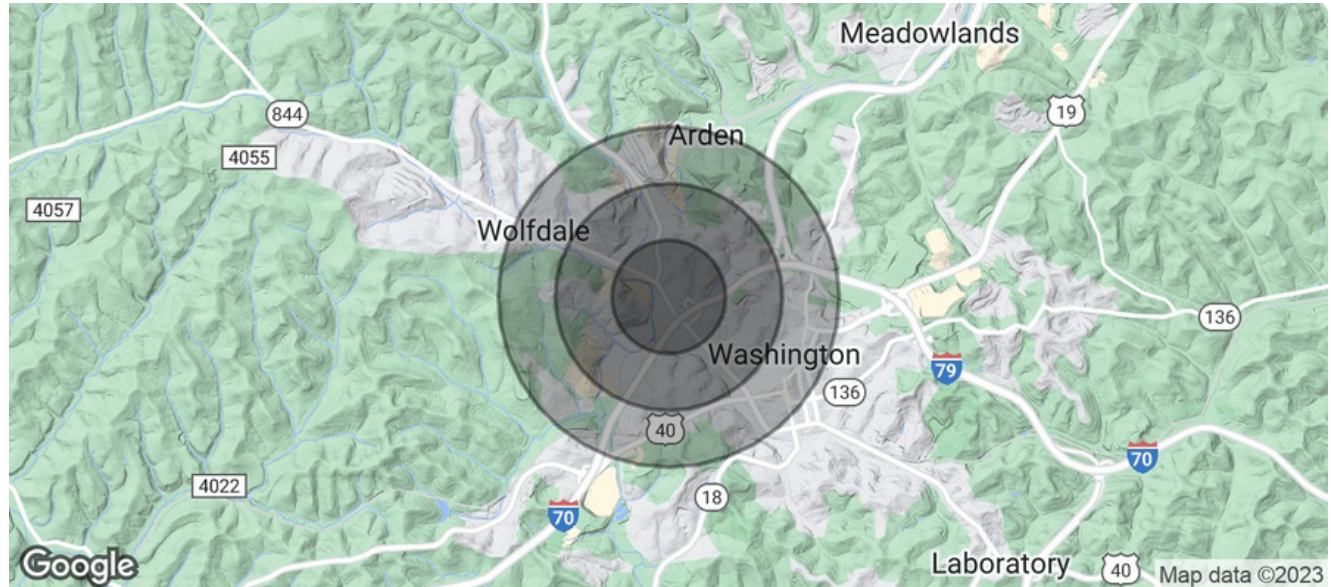
\$178,600



High School Graduation Rate

93.9%

DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,473	8,434	15,350
Average Age	42.6	41.0	41.3
Average Age (Male)	40.3	38.9	39.3
Average Age (Female)	47.7	45.2	44.7

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,360	4,332	7,865
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$46,615	\$51,107	\$49,632
Average House Value	\$97,332	\$107,055	\$107,378

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REAL ESTATE

COMMERCIAL DIVISION

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