

## MULTIFAMILY FOR SALE

# NORTH PARK GARDENS

304 Glen Ave, Salisbury, MD 21804



### PROPERTY DESCRIPTION

52 apartments with 18 having been recently remodeled. This centrally located complex boasts brick exterior, stable rent roll, ample land for expansion. These apartments are still under current market rates giving plenty of upside for a buyer. This property has city water and sewer without having city taxes. Fiber internet is run throughout the property and several of the flat roofs have been recently replaced within the past 2 years.

### OFFERING SUMMARY

Sale Price:	\$7,000,000
Number of Units:	52
Lot Size:	194,051 SF
Building Size:	40,981 SF

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### BRET DAVIS

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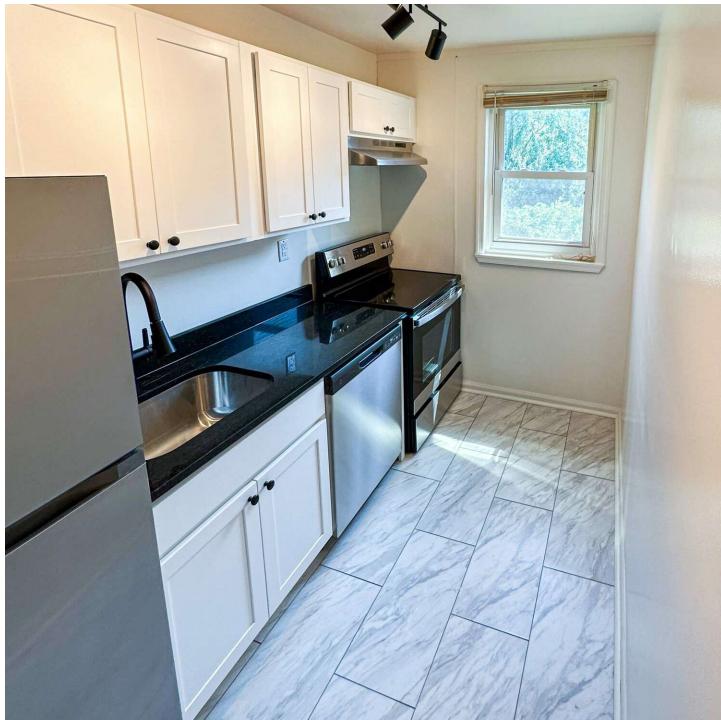
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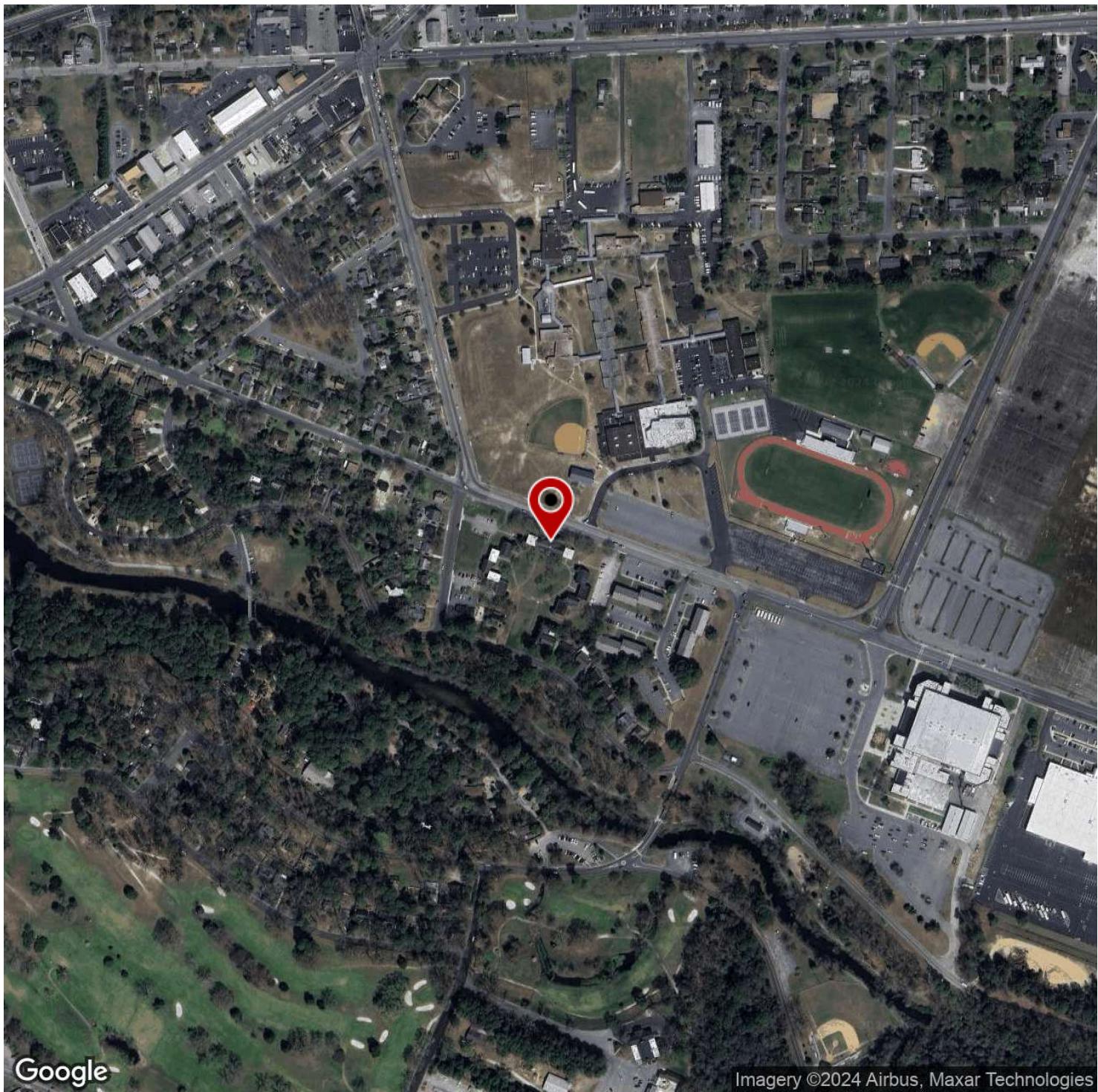
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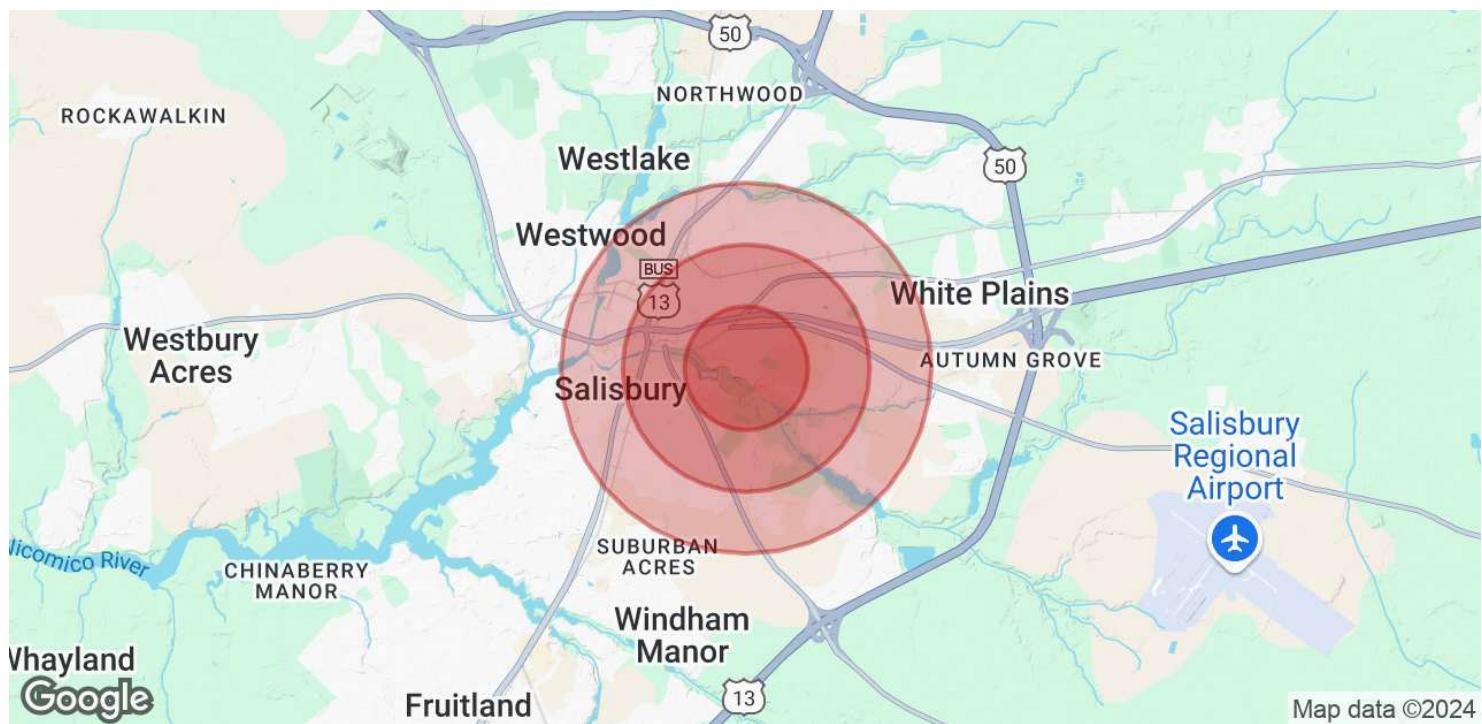
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,998	10,998	22,656
Average Age	41.9	34.1	33.4
Average Age (Male)	35.9	29.1	32.0
Average Age (Female)	46.1	37.4	34.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	972	4,854	9,835
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$58,798	\$55,235	\$53,919
Average House Value	\$151,025	\$134,511	\$133,183

2020 American Community Survey (ACS)

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