

MULTIFAMILY PROPERTY  
**FOR SALE**

**604 MALLARD ROAD**  
CAMP HILL, PA 17011



**Daniel J. Alderman**  
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1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

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# 604 MALLARD ROAD

## PROPERTY DETAILS

# FOR SALE

\$575,000

### OFFERING SUMMARY

<b>Sale Price</b>	\$575,000
<b>Additional Information</b>	No CoBroke or Agent fee paid
<b>Real Estate Taxes</b>	\$3,673.80
<b>Number of Units</b>	4
<b>Lot Size</b>	0.26 Acres

### PROPERTY SUMMARY

<b>Address</b>	604 Mallard Road Camp Hill, PA 17011
<b>Municipality</b>	East Pennsboro
<b>County</b>	Cumberland
<b>Tax Parcel #</b>	09-18-1304-037
<b>Year Built</b>	1979

### PROPERTY HIGHLIGHTS

- Four – two bedroom/one bath units
- All leases up for renewal December 31, 2024
- A/C units and washer/dryer owned by tenants
- Exterior trim and doors were recently painted
- Ask Listing Agent for Seller's Property Disclosure Statement

### PROPERTY DESCRIPTION

There are four townhouse-style rental units available, each featuring two bedrooms, one full bath, and washer/dryer hookups.

### LOCATION DESCRIPTION

Convenient suburban location; close to schools, restaurants, offices, hospital, and medical offices.




### BUILDING INFORMATION

<b>Construction</b>	Frame with masonry facade
<b># of Floors</b>	2
<b>Restrooms</b>	1 in each unit
<b>HVAC</b>	Electric
<b>Electric</b>	PPL
<b>Roof</b>	Shingle
<b>Walls</b>	Drywall
<b>Floor Type</b>	Concrete and wood

### UTILITIES & ZONING

<b>Zoning</b>	R-2 Residential Multi-Family
<b>Zoning Description</b>	Check zoning ordinance for a complete list of permitted uses.
<b>Water &amp; Sewer</b>	Public

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## EXTERIOR PHOTO

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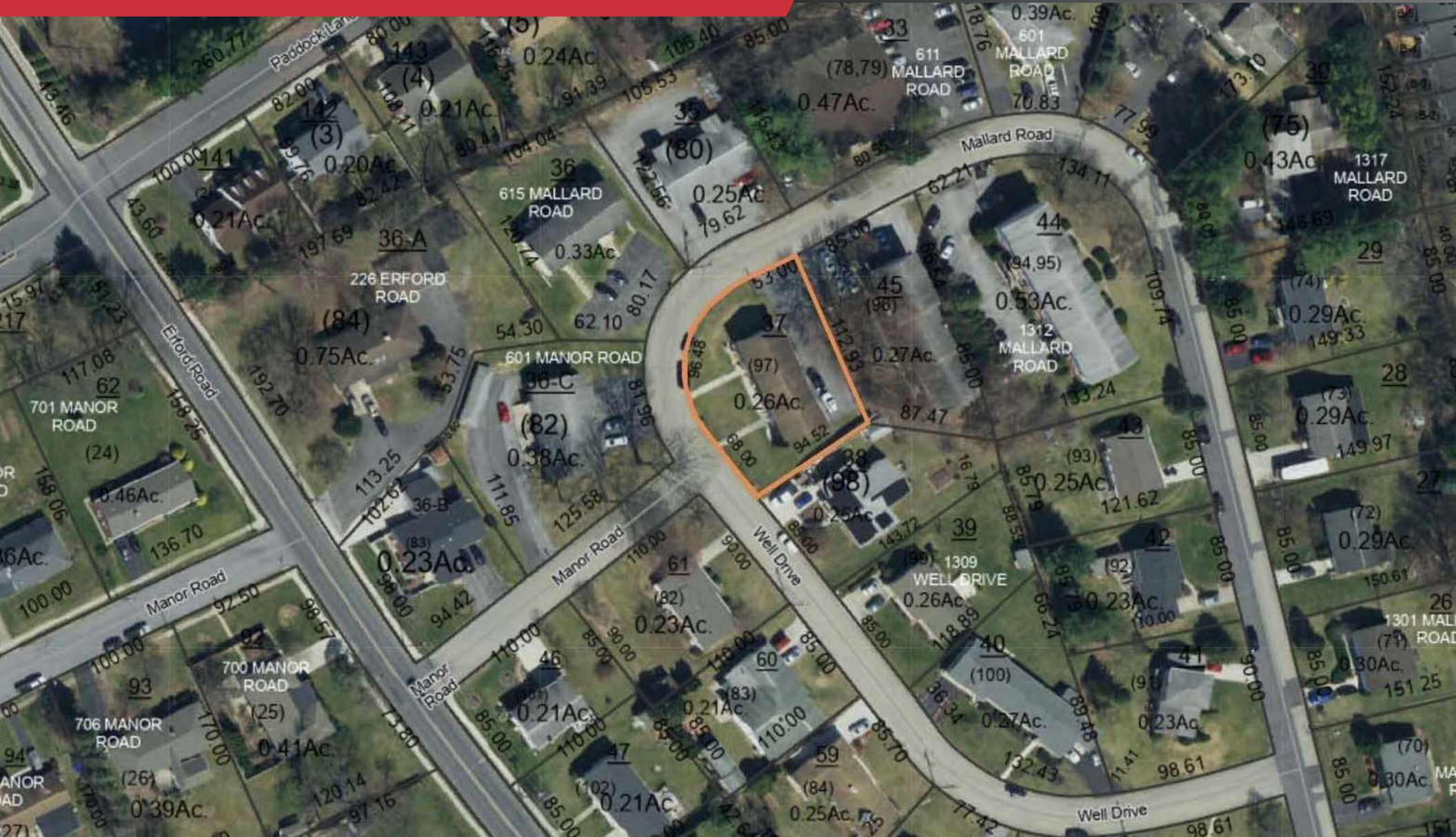


# 604 MALLARD ROAD

TAX MAP

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## INCOME AND EXPENSES

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### INCOME AND EXPENSES

#### 2024 Rental Income - \$48,720.00

1 Unit - \$1,075.00/mo

3 Units - \$995.00/mo

#### 2023 Expenses:

Lawn Care - \$700.00

Sewer/Trash - \$2,936.00

Insurance - \$1,759.00

Maintenance - \$455.00

Repairs - \$920.00

March Taxes - \$931.20

August Taxes - \$2,797.23

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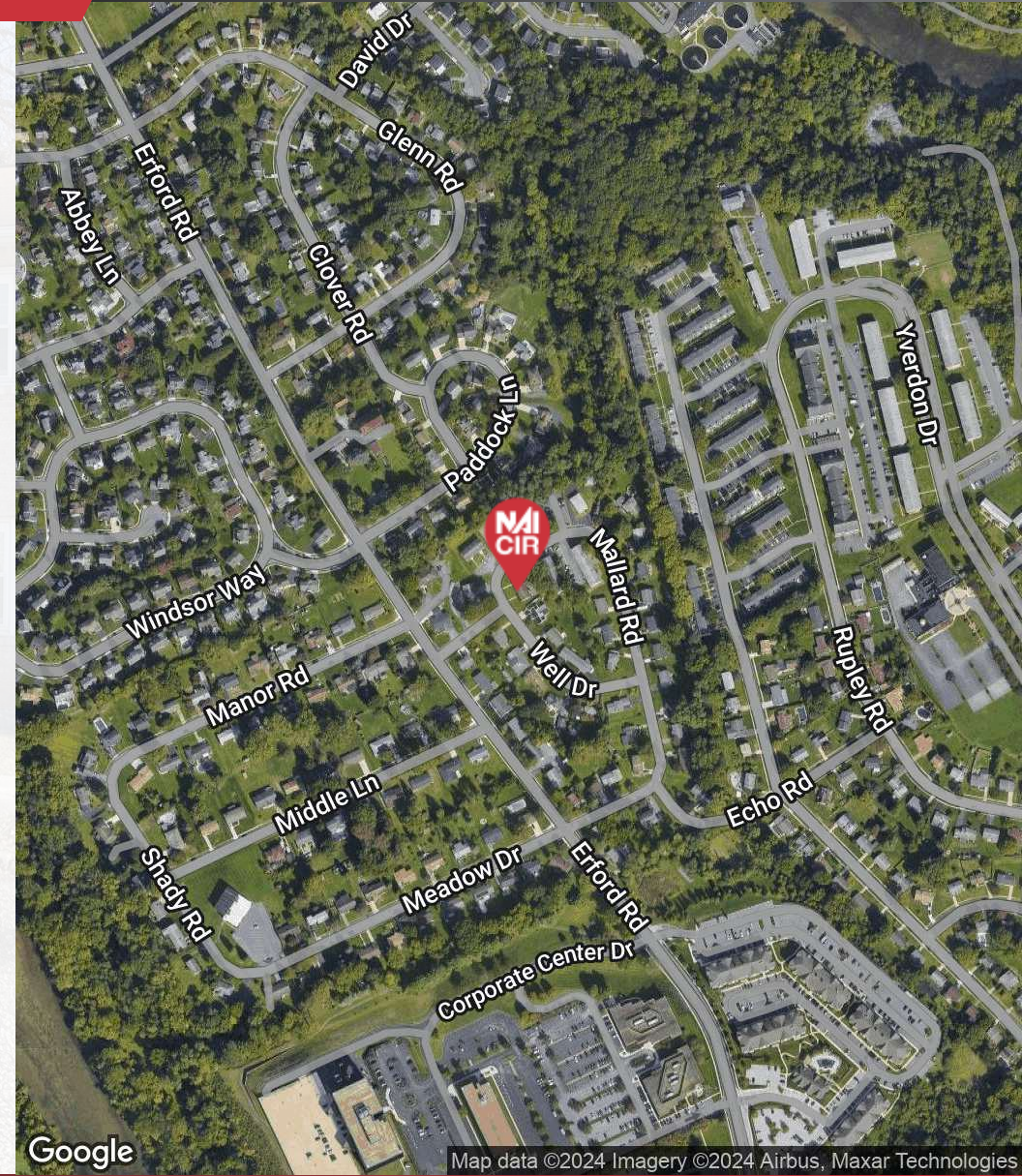
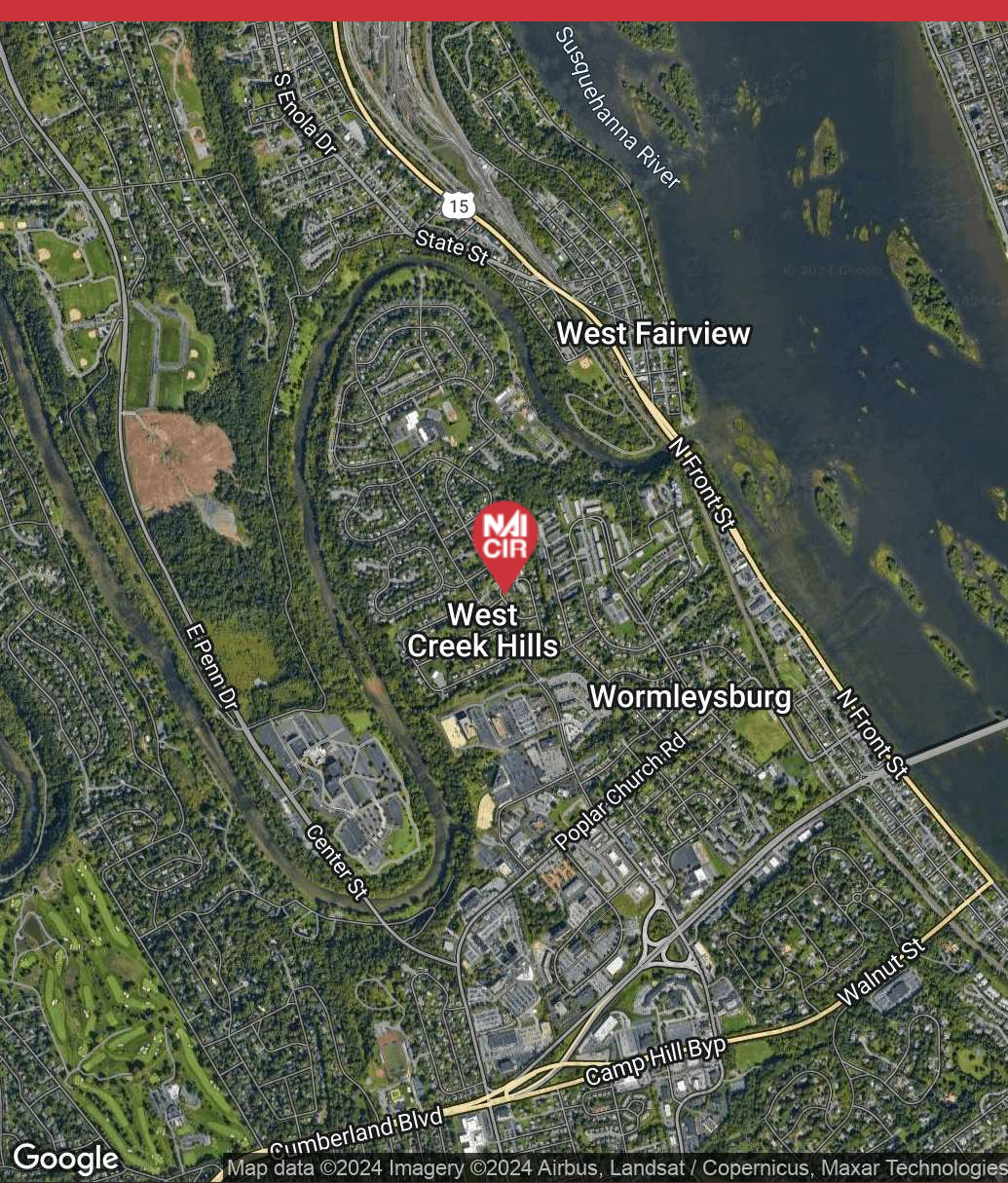


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LOCATION MAP

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