

**216 Penn Street, Bath Borough 18014-1531**

MLS® #: 768471

County:

Northampton

DOM: 9

CDOM: 9

LP:

\$2,875,000

Area: 47 - Bath

Status: Available

Comments:

SubDiv: Not in Development

Remarks

This First class converted schoolhouse offers twelve upscale apartments in a maintenance-free brick building designed for modern living and long-term investment potential. The property includes six spacious two-bedroom units, five one-bedroom units, and one efficiency, each thoughtfully designed with high-end finishes. Kitchens feature granite countertops, tile backsplashes, and upgraded appliances, while luxury vinyl plank flooring and tile baths add sophistication throughout. Open floor plans with exposed ductwork, eight-foot ceilings, and oversized windows with deep sills create bright, elegant spaces filled with character. Every apartment is equipped with its own heat pump and air conditioning, ensuring comfort and efficiency. The landlord provides water, sewer, trash, snow removal, lawn care, and off-street parking, while on-site laundry facilities offer convenience and the potential for additional income. Centrally located in Bath, Pennsylvania, the property is within walking distance to local shops and eateries, and just five miles from Route 22, making commuting simple. With its low cost of ownership, modern upgrades, and strong rental demand, this property presents an exceptional opportunity for investors seeking stable returns and room for rent growth.

Agent/Office Information

Agent: Jason R. Kocsis Lic#: AB065807

Agent 2nd Ph: (610) 419-8888

Office: Home Team Real Estate Lic#: RB067028

Address: 52 Highland Ave, Ste B, Bethlehem PA, 18017

Association: MLS

Agent Ph: (610) 972-8542

Agent Email: JasonKocsis@HometeamLV.com

Office Ph: (610) 419-8888 Ofc Fax: (610) 419-9850

General Information

Prop Type: Investment Property

Sub Prop: Complex, Converted

Beds: 27

Baths: 12 (12 0)

Appr SF:

SF Src: Tax Records

Yr Built: 1906

Lot Acres: 0.311

Lot SF:

Lot Src: Tax Records

Price/SF: \$0.00

School D:

Cross St:

Tax ID: K6NW3D 3 20 0503

List Dt: 12/02/2025

Entry Dt: 12/02/2025

Pend Dt:

Exp Dt: 12/31/2026

Occ Typ: Tenant

Ph Show:

Owner Nm: East Main Street Apartments Llc

Own Ph:

Spc Cond: Not Applicable

Agent Rmks: 24 hour notice for all showings, no weekend showings. Listing agent will meet you there. All units are occupied. Rents are under value but all have leases and sold tenants. The building was completely re done with high end finishes which keep maintenance very low.

Show Inst: Must have 24 hour notice, showing weekdays only, not all units can be viewed at the initial showing, once a letter of intent is agreed upon

Directions: From Route 22, Go North on Route 512. Go approx. 5 miles to Bath. Make a Right onto Main Street. Travel 1 block to Washington Street and Make a Left. Next Right onto Penn Street. Building is located on the corner of Washington and Penn Streets.

Listing Information

#Stories: 3.0

Pub Int:

Yes

VOW Cons: Yes

Use Code:

Licenses: 0

Prk Spc: 19

Parking:

Lot Dims:

Construct: Aluminum, Brick

Zn Cde: 03MI

Dd/Dc ID: 1-159302

Technology: Cable, Security Cameras, Smoke Detector Wired

Features: Central Laundry, Handicap Equipped

Unit Information

Unit	Bds	Bths	SF	Rms	Rent	Occ	Description	Unit	Bds	Bths	SF	Rms	Rent	Occ	Description
12	1	1	450	3	\$1,300	Yes	Efficiency	11	1	1	600	4	\$1,475	Yes	
10	1	1	450	4	\$1,400	Yes		9	1	1	700	4	\$1,575	Yes	
8	2	1	750	5	\$1,775	Yes		7	1	1	600	4	\$1,495	Yes	
6	2	1	650	5	\$1,650	Yes		5	2	1	650	4	\$1,550	Yes	
4	2	1	800	5	\$1,825	Yes		3	2	1	730	5	\$1,650	Yes	
2	2	1	730	5	\$1,600	Yes		1	1	1	600	4	\$1,250	Yes	

Unit Totals:

Efficiency:

Total Units: 12

1 Beds: 7

2 Beds: 5

				Utility Information			
				Financial Information			
				Property History			
Heat Typ:	<b>Electric, Heat Pump</b>			Cool:	<b>Ceiling Fans, Central AC EACH UNIT HAS ITS INDIVIDUAL HEAT PUMP</b>		
Water:	<b>Public</b>			Sewer:	<b>Public</b>		
Cnty Taxes:	<b>\$2,976.48</b>			Cnty Asmt:	<b>\$275,600.00</b>		
Manage:				Sch Taxes:	<b>\$16,128.11</b>		
Trash Rem:	<b>\$2,625</b>			Lawn/Snow:	<b>\$1,033</b>		
Electric:	<b>\$5,644</b>			Heat:	<b>\$0 Electric heat in common areas included under electric expense</b>		
Water/Sewer:	<b>\$7,304</b>			Insurance:	<b>\$8,454</b>		
Gross Inc:	<b>\$222,540</b>			Gas:	<b>\$0</b>		
Net Inc:	<b>\$186,875</b>			Operate Exp:	<b>\$6,000</b>		
Date	Time	Prev Value	New Value	Change Type	Changed By		
12/02/2025	6:30 pm	A		New Listing	KOCSISJA		

**Photos**



