

216 Penn Street, Bath Borough 18014-1531MLS® #: **768471**County: **Northampton**DOM: **9**CDOM: **9**LP: **\$2,875,000**OLP: **\$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 InformationAgent: **Jason R. Kocsis** Lic#: **AB065807**Agent Ph: **(610) 972-8542**Agent 2nd Ph: **(610) 419-8888**Agent Email: **JasonKocsis@HometeamLV.com**Office: **Home Team Real Estate** Lic#: **RB067028**Office Ph: **(610) 419-8888** Ofc Fax: **(610) 419-9850**Address: **52 Highland Ave, Ste B, Bethlehem PA, 18017**Association: **MLS**General InformationProp 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:

13,550Lot Src: **Tax Records**Price/SF: **\$0.00**

School D:

Northampton

Cross St:

Tax ID:

K6NW3D 3 20 0503List 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

<u>Unit</u>	<u>Bds</u>	<u>Bths</u>	<u>SF</u>	<u>Rms</u>	<u>Rent</u>	<u>Occ</u>	<u>Description</u>	<u>Unit</u>	<u>Bds</u>	<u>Bths</u>	<u>SF</u>	<u>Rms</u>	<u>Rent</u>	<u>Occ</u>	<u>Description</u>
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

Heat Typ: Electric, Heat Pump

Cool:

Ceiling Fans, Central AC EACH UNIT HAS ITS INDIVIDUAL HEAT PUMP

Water: Public

Sewer:

Public

Financial Information

Cnty Taxes: \$2,976.48

Mun Taxes: \$4,809.22

Cnty Asmt: \$275,600.00

Oth Exp: \$4,605.00

Manage:

Maintenance:

Sch Taxes: \$16,128.11

Taxes:

Trash Rem: \$2,625

Lawn/Snow: \$1,033

Ttl Taxes: \$23,913.81

Electric: \$5,644

Heat: \$0 Electric heat in common areas included under electric expense

Water/Sewer: \$7,304

Insurance: \$8,454

Gross Inc: \$222,540

Gas: \$0

Net Inc: \$186,875

Operate Exp: \$6,000

Property History

<u>Date</u>	<u>Time</u>	<u>Prev Value</u>	<u>New Value</u>	<u>Change Type</u>	<u>Changed By</u>
12/02/2025	6:30 pm		A	New Listing	KOCSISJA

Photos





