

# *5 Unit Multi-Family*

INVESTMENT FOR SALE IN LEMOYNE

**240-242 BOSLER AVENUE, LEMOYNE, PA**

240-242 BOSLER AVENUE · LEMOYNE, PA 17043

## 5 UNIT MULTI-FAMILY INVESTMENT

FOR SALE



### OFFERING SUMMARY

Building Size	± 4,000 SF
Sales Price	\$ 725,000
Property Taxes	\$3,539.30
Price per Unit	\$145,000
APN	12-21-0265-285
Zoning	CG- Commercial General
Municipality	Lemoyne Borough
County	Cumberland County

### PROPERTY OVERVIEW

Prime investment opportunity in Lemoyne Borough! This five-unit multifamily property offers a fantastic location just minutes from Downtown Harrisburg, with seamless access to the I-83/581 junction for easy commuting. Nestled in a walkable neighborhood, tenants can enjoy the convenience of nearby shops, dining, and local businesses in downtown Lemoyne, while the renowned West Shore Farmers Market is just a short drive away. Building has on-site coin operated laundry unit. With strong rental demand in the area and excellent accessibility, this property is an ideal addition to any investor's portfolio.

### PROPERTY HIGHLIGHTS

- Fully occupied property presents a prime investment opportunity with immediate income generation.
- Prime location in walkable downtown Lemoyne Borough
- Renovated in 2018 including new roof installation, new rear deck & stairs, and new waste water line from building to street

LANDMARK COMMERCIAL REALTY

425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

P : 717.731.1990

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### PROPERTY DETAILS

Number of Buildings	1
Number of Units	5
Building Size	± 4,000 SF
Lot Size	0.15 Acres
Occupancy	100%
Building Class	B
Number of Floors	3
Parking	In-Common
Year Built   Renovated	1945   2018

### BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Rubber   Shingle
Power	Single Phase   200 Amp
HVAC	Gas Heat
Sprinklers	No

### MARKET DETAILS

Cross Streets	Bosler Ave & S 3 <sup>rd</sup> Street
Municipality	Lemoyne Borough
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LOCATION



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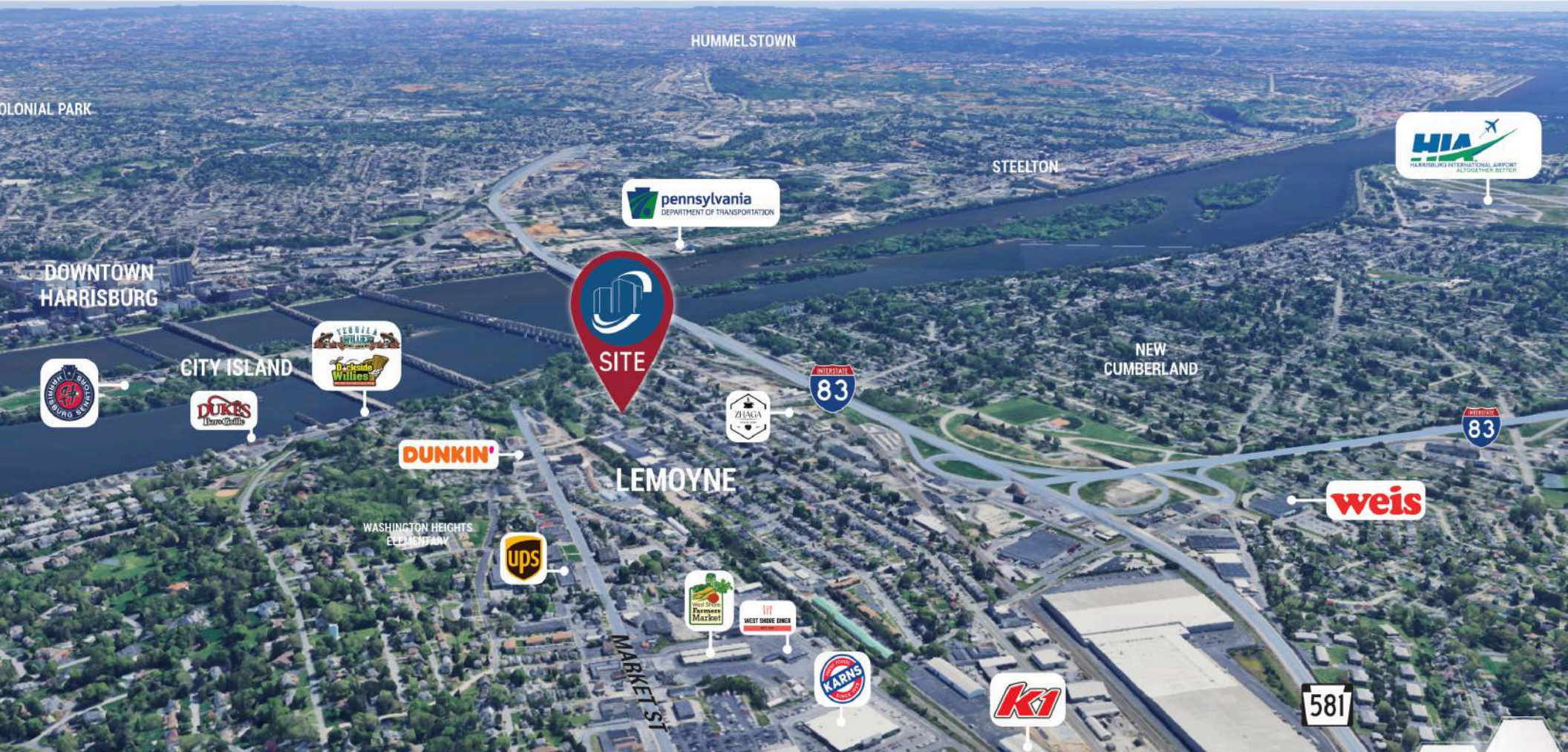
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AREA



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DEMOGRAPHICS



**POPULATION**

1 MILE	8,564
3 MILE	100,304
5 MILE	192,942

**HOUSEHOLDS**

1 MILE	3,895
3 MILE	41,414
5 MILE	80,656

**AVERAGE HOUSEHOLD INCOME**

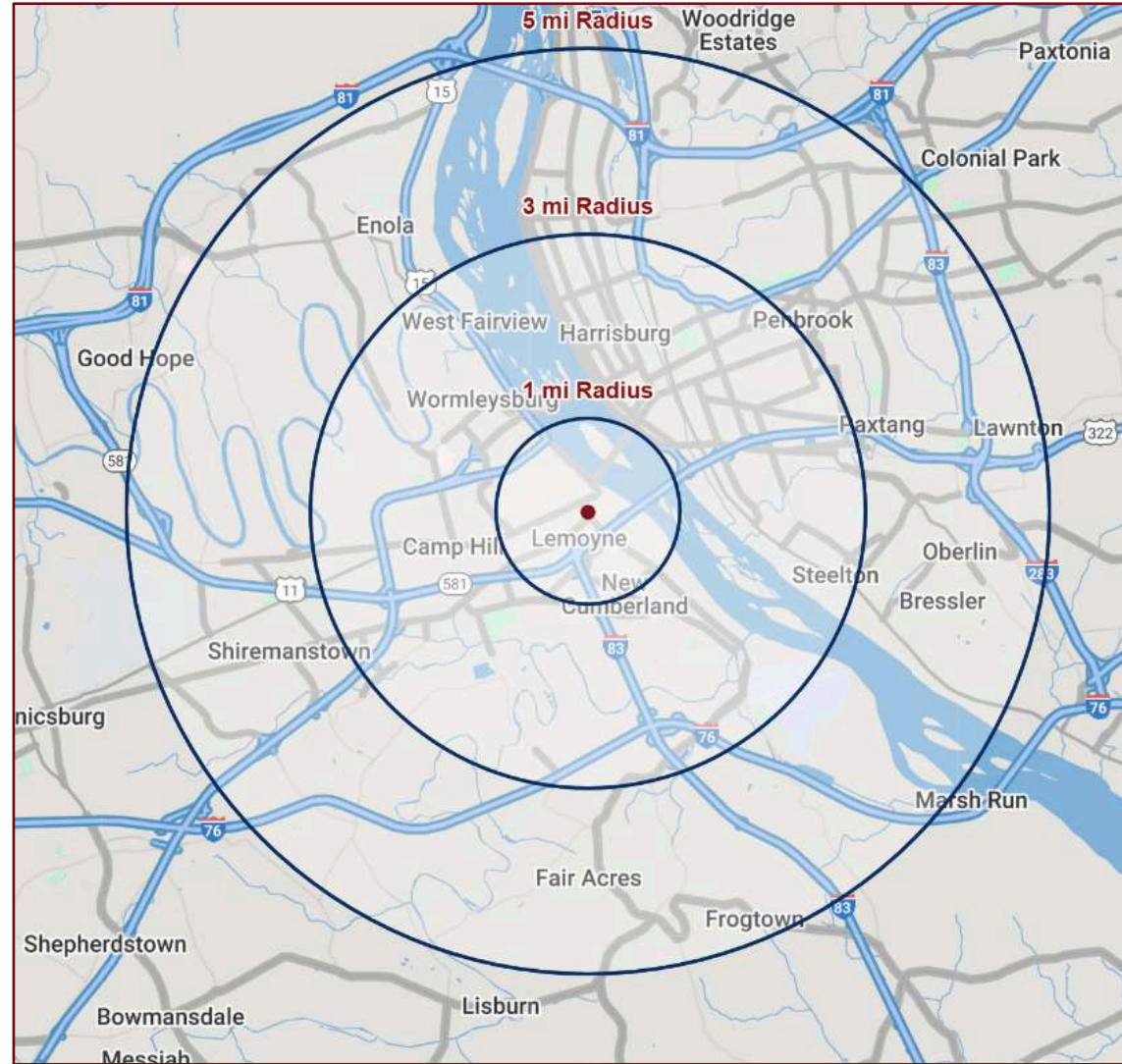
1 MILE	\$101,379
3 MILE	\$87,835
5 MILE	\$96,119

**TOTAL BUSINESSES**

1 MILE	512
3 MILE	5,097
5 MILE	8,967

**TOTAL EMPLOYEES (DAYTIME POPULATION)**

1 MILE	3,635
3 MILE	82,397
5 MILE	143,418



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### AREA OVERVIEW

**LEMOYNE** Borough, located just across the Susquehanna River from Harrisburg, is a vibrant community in Central Pennsylvania that offers the perfect blend of small-town charm and urban convenience. With a population of around 4,500, Lemoyne is strategically positioned just minutes from downtown Harrisburg, providing easy access to major highways like I-83 and Route 581. This prime location makes it ideal for residents who want a peaceful suburban atmosphere while remaining close to the capital region's business and cultural hubs. Professionals and businesses alike are drawn to the area due to its proximity to Harrisburg's financial district and government centers.

Lemoyne prides itself on being a community-oriented borough, with annual events like fairs and holiday parades fostering a close-knit, welcoming environment. Residents enjoy access to well-maintained parks and recreational spaces, including Negley Park, which offers one of the most picturesque views of the Harrisburg skyline. The borough's local economy thrives thanks to a mix of small businesses, restaurants, and services, making it a prime spot for commercial growth. Ongoing revitalization efforts aim to further enhance the business district, presenting opportunities for new ventures to flourish.

In addition to its business-friendly environment, Lemoyne offers a high quality of life, with affordable housing, excellent schools, and a low crime rate. The borough's peaceful neighborhoods, scenic parks, and easy access to both nature and entertainment make it an ideal place to live, work, and raise a family. Whether you're looking for a charming place to settle or a strategic location to grow your business, Lemoyne Borough stands out as a community that combines the best of suburban living with the advantages of urban accessibility.

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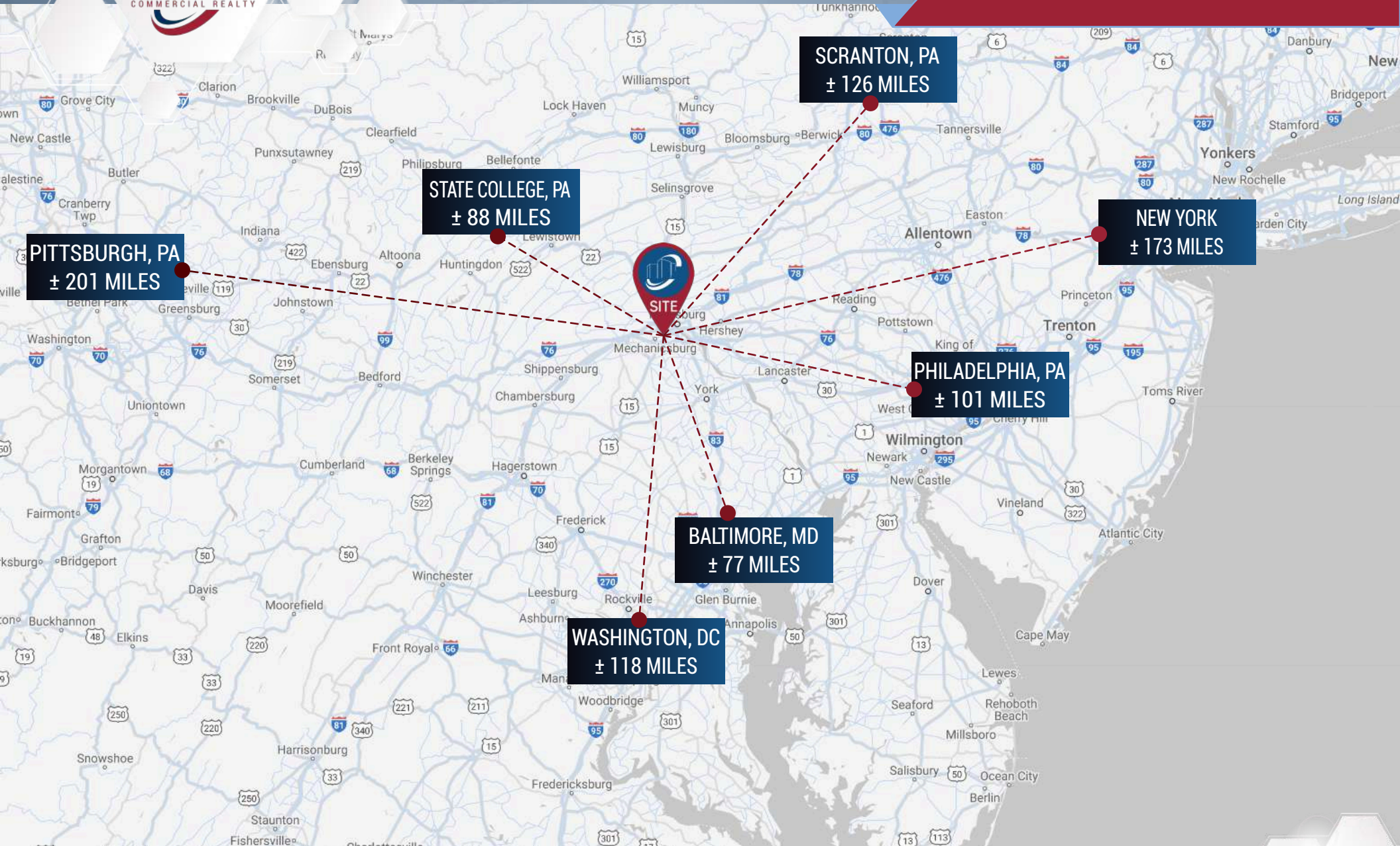
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