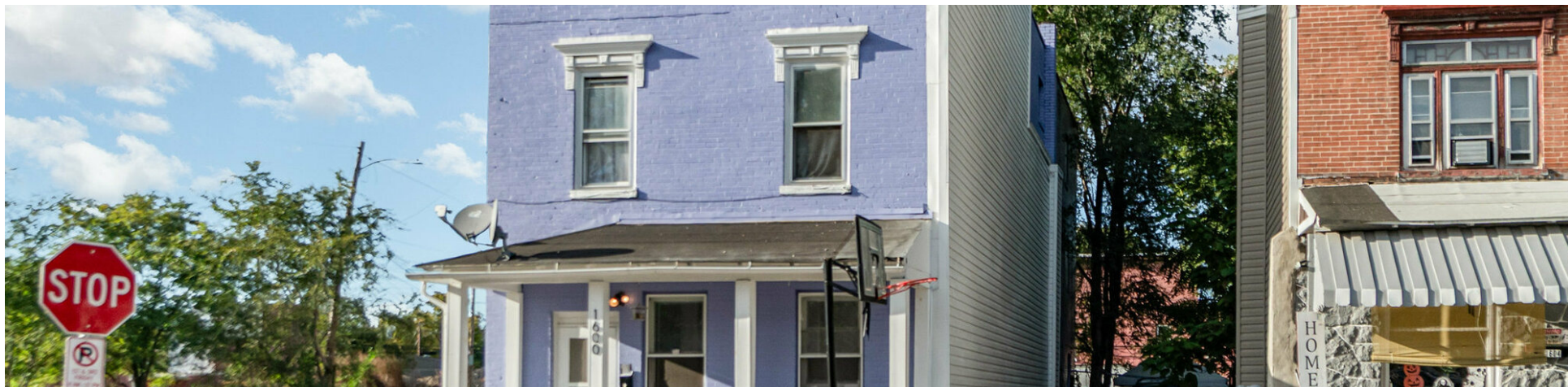


# SALE

## 1600 REGINA ST

1600 Regina St Harrisburg, PA 17103



### PROPERTY DESCRIPTION

6 Unit Multi-family fully occupied, turnkey investment property. Located in a recently revitalized neighborhood. All units are in excellent shape. Separately metered electric and low owner expenses in place. Listed at a 10.48 CAP with current rent exceeding \$78,000 annually.

### OFFERING SUMMARY

Sale Price:	\$550,000
Number of Units:	6
Lot Size:	1,624 SF
Building Size:	3,924 SF
NOI:	\$57,620.00
Cap Rate:	10.48%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,498	3,655	9,748
Total Population	4,324	10,180	24,300

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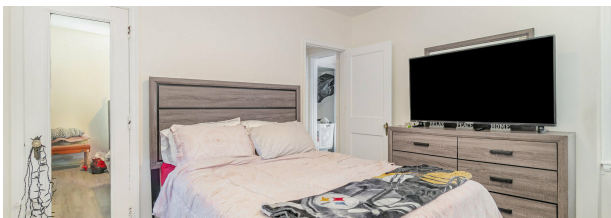
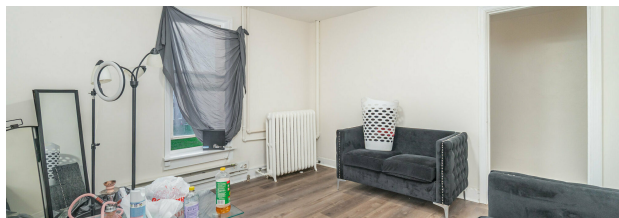
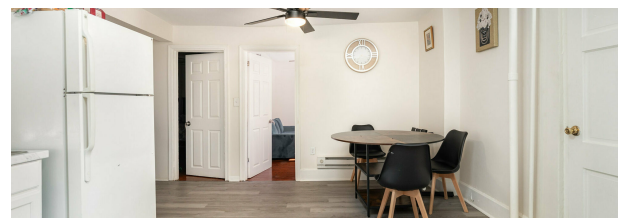
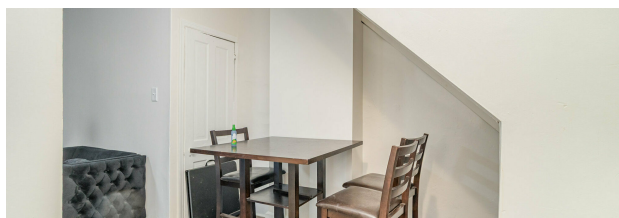
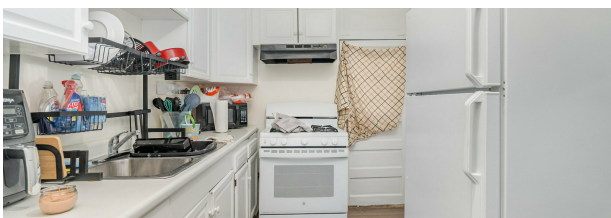
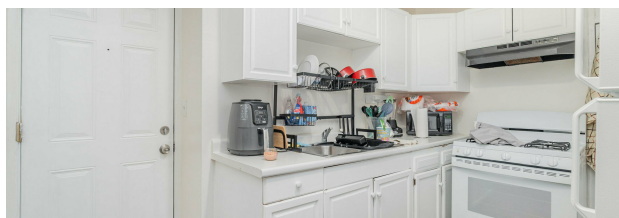
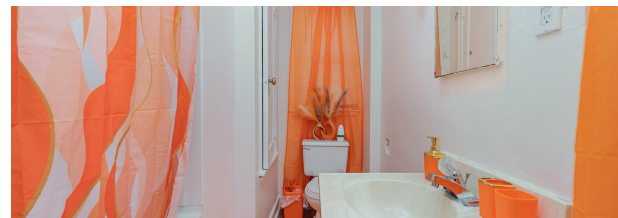
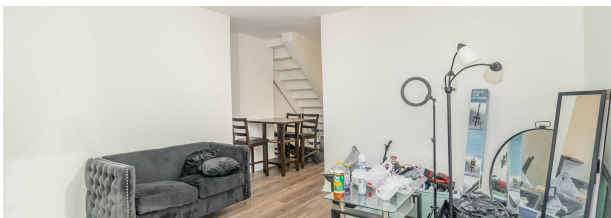
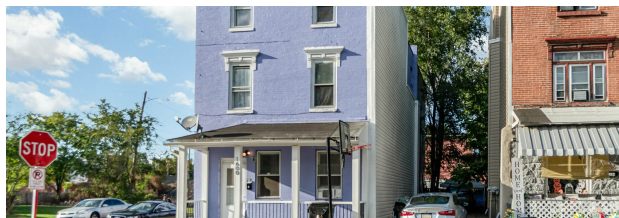


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SALE

## 1600 REGINA ST

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# SALE

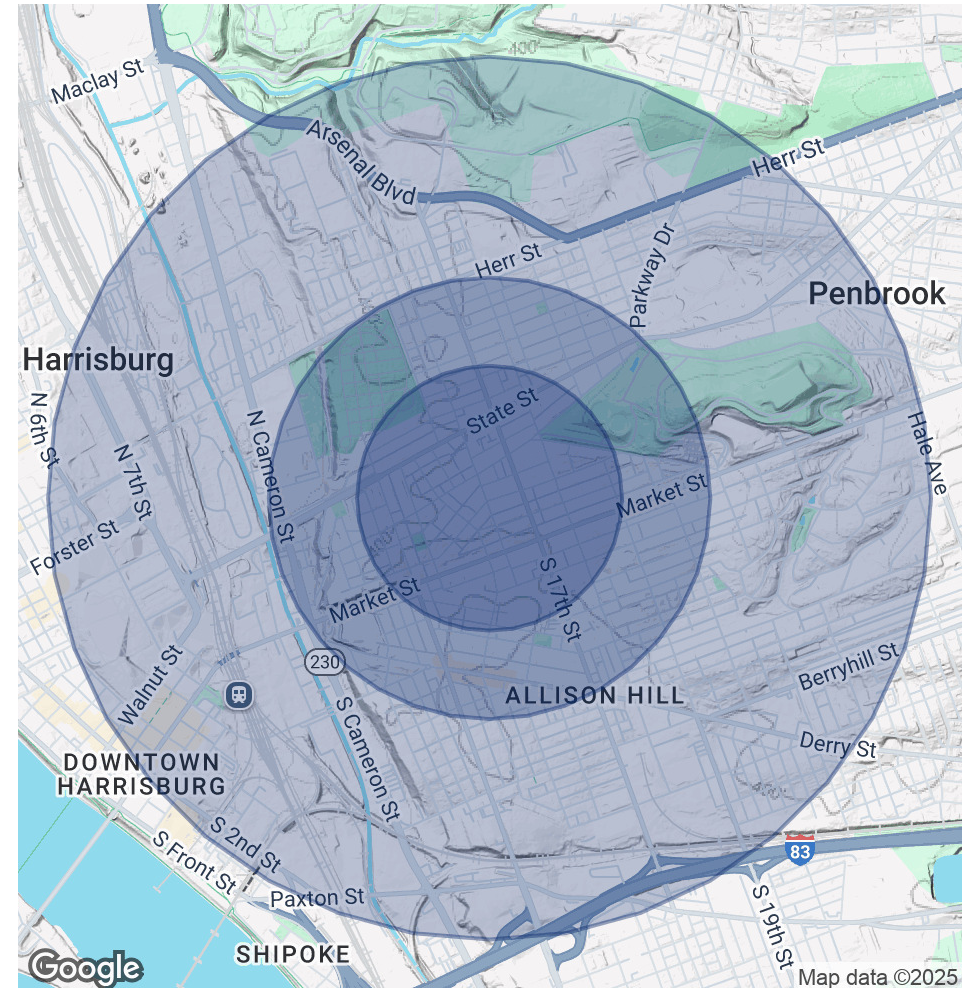
## 1600 REGINA ST

1600 Regina St Harrisburg, PA 17103

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,324	10,180	24,300
Average Age	34	35	36
Average Age (Male)	34	34	35
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,498	3,655	9,748
# of Persons per HH	2.9	2.8	2.5
Average HH Income	\$56,631	\$56,379	\$59,073
Average House Value	\$118,369	\$121,230	\$133,017

Demographics data derived from AlphaMap



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## Net Sheet for 1600 Regina St

[illegible]