



NEW REO OPPORTUNITY

12 UNIT BUILDING AVAILABLE

320 EAST LINCOLN AVE, NEW CASTLE, PA 16101



Presented By:

Michael Castle

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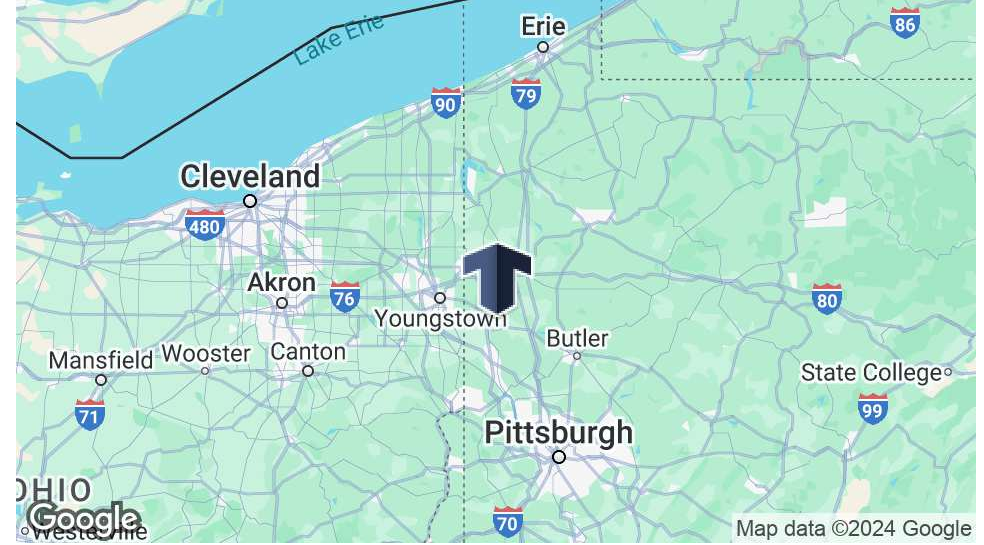
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$499,999
Price Per Unit	\$41,666.58
Building Size:	10,000 SF
Lot Size:	0.4 Acres
Number of Units:	12
Number of Available Units:	12
Zoning:	R2
Market:	New Castle
Year Built:	1920

PROPERTY OVERVIEW

This unique offering presents an exceptional opportunity for investors or individuals seeking a multi-family residence. Nestled within New Castle, this property showcases twelve (12) one-bedroom vacant apartments. This is the perfect canvas for a value-add investor. Situated within a restored old home, this building seamlessly blends the charm of its original architecture with the practicality of a modern multi-family residence. The building is fully sprinkled and has an elevator that provides convenient access to all floors. The property has just been taken back by the lender and is offered for immediate sale.

PROPERTY HIGHLIGHTS

- Ample Parking
- Elevator & Fully Sprinkled
- Great Value Add Opportunity

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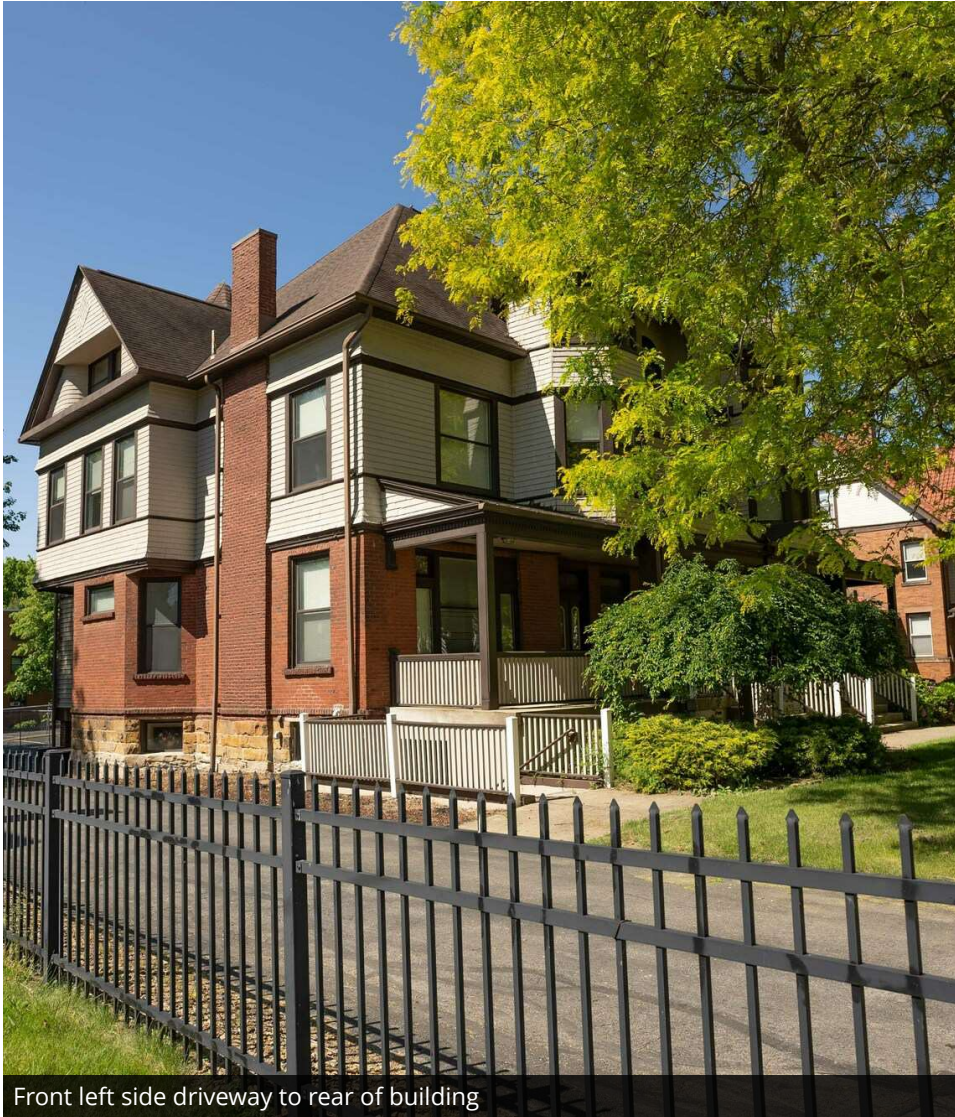
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ADDITIONAL PHOTOS



Front left side driveway to rear of building



Rear ground floor access-controlled entrance

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ADDITIONAL PHOTOS



Ground floor common area



Elevator and rear entrance on ground floor



Additional common area on ground floor



Vacant 1st floor apartment kitchen/dining area

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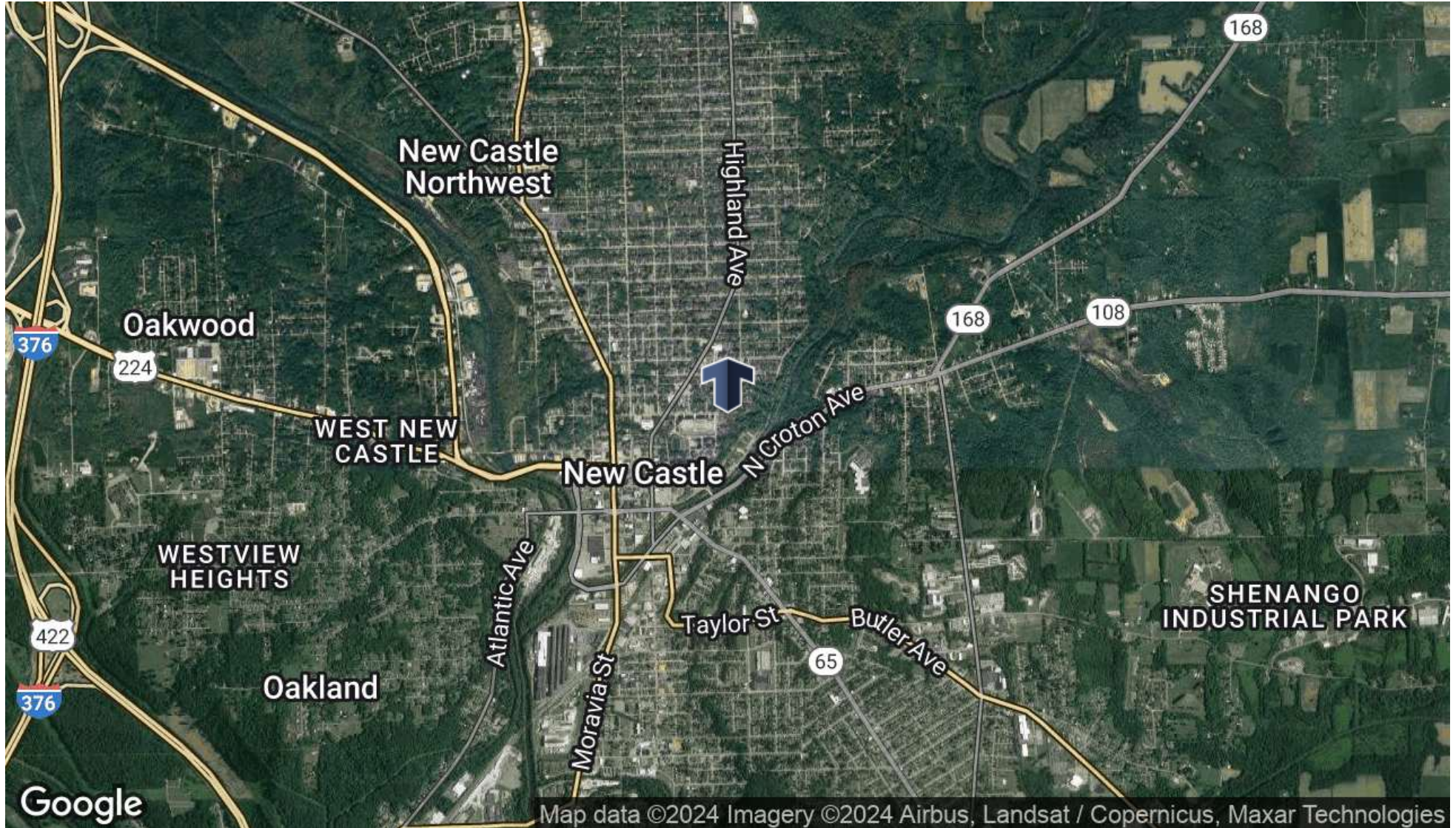
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LOCATION MAP



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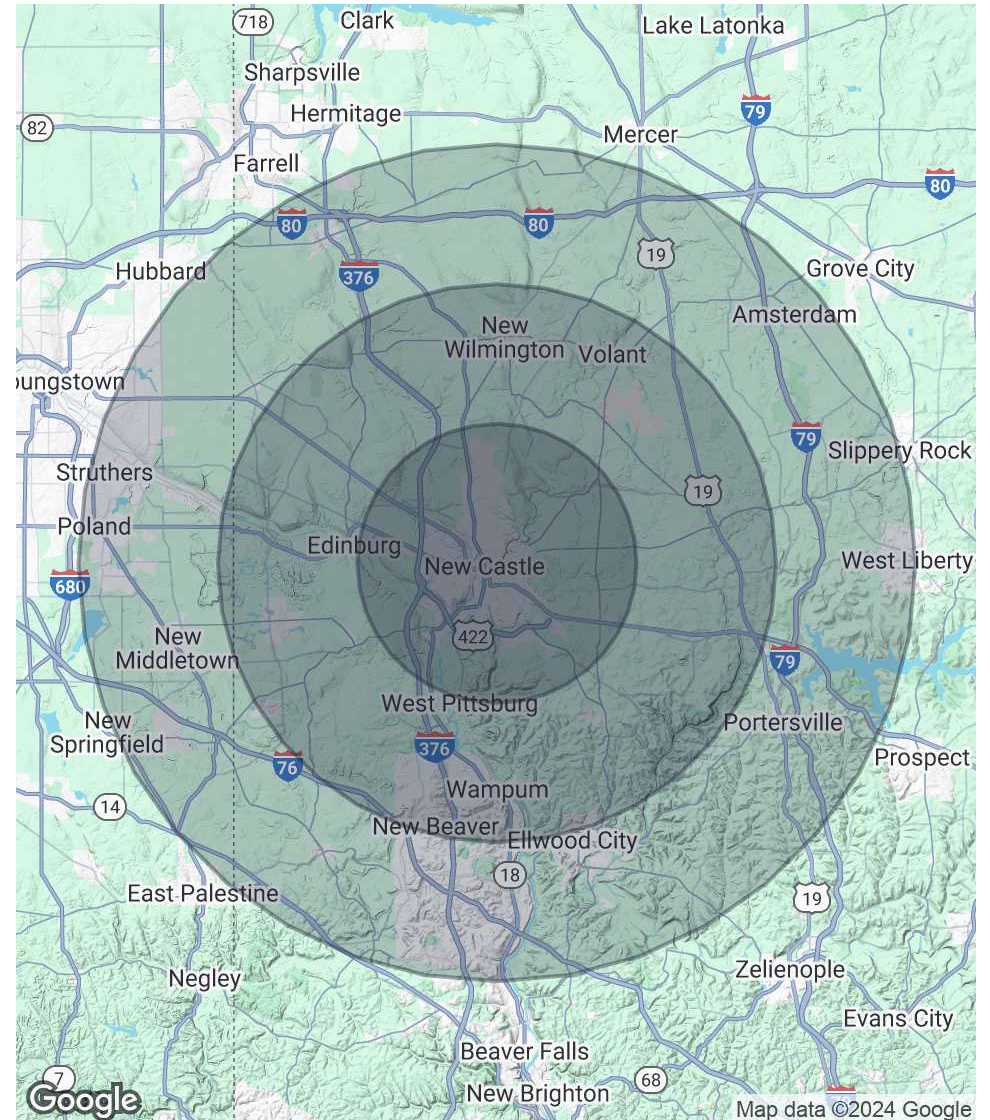


DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	46,008	76,564	168,917
Average Age	44.4	44.9	44.8
Average Age (Male)	43.1	43.6	43.8
Average Age (Female)	45.5	46.0	45.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	22,691	36,396	78,513
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$56,033	\$61,262	\$64,341
Average House Value	\$106,519	\$120,741	\$129,150

2020 American Community Survey (ACS)



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