

MULTIFAMILY INVESTMENT PROPERTIES

FOR SALE

BALDWIN AND WHITEHALL BORO, PITTSBURGH, PA



1 GLEN ELM DRIVE

14 UNITS • 14 1 BD/1 BA



2767 CHURCHVIEW AVE

5 UNITS • 4 1 BD/1 BA 1 2 BD/1 BA



2769 CHURCHVIEW AVE

10 UNITS • 6 1 BD/1 BA 3 2 BD/1 BA 1 STUDIO

PROPERTY FEATURES:

Portfolio: 3 multifamily properties in Baldwin and Whitehall Boroughs, Pittsburgh, PA

- Total Asking Price: \$2,470,000
- Total Units: 29 units
- Total 2025 Proforma NOI: \$178,044
- Cap Rate: ~7.2%



CONTACT:

JAY PHOEBE

jphoebe@hannacre.com

412-261-2200

JUDSON POWELL

jpowell@hannacre.com

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HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

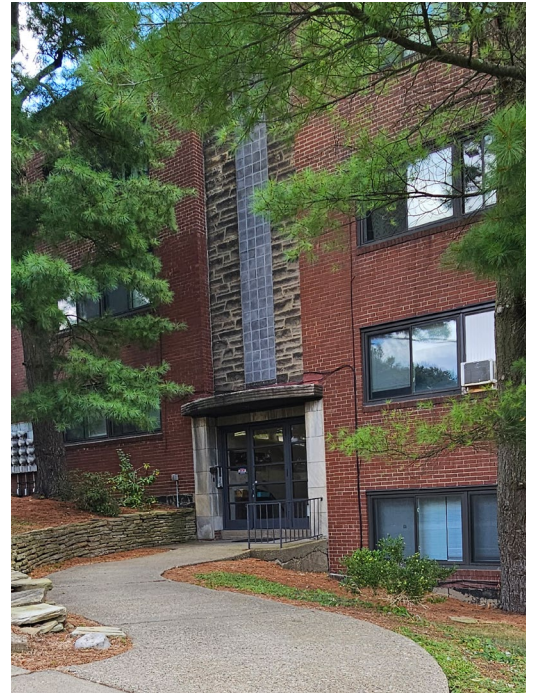
PITTSBURGH, PA 15222

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1 GLEN ELM DRIVE

UNITS	14 UNITS • 14 1 BD/1 BA
Gross Potential Income	\$148,920
Utilities	Landlord pays gas, water, sewage, hot water
New Capital Investments	Fire monitoring system - 2018 , Roof - 2021 , Brick pointing - 2018 , Hot water system - 2024 , Fully remodeled some units - 2019-2025 , Apartment locks - 2019



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2767 CHURCHVIEW AVE

UNITS	5 UNITS · 4 1 BD/1 BA 1 2 BD/1 BA
Gross Potential Income	\$49,740
Utilities	Landlord pays water, sewage, hot water
New Capital Investments	Roof, and exterior - 2013 , Hot water tank - 2018 , Exterior sewer line - 2024 , Interior house drain line - 2024 , Foundation lining and dry wall, rebuilt window wells - 2024



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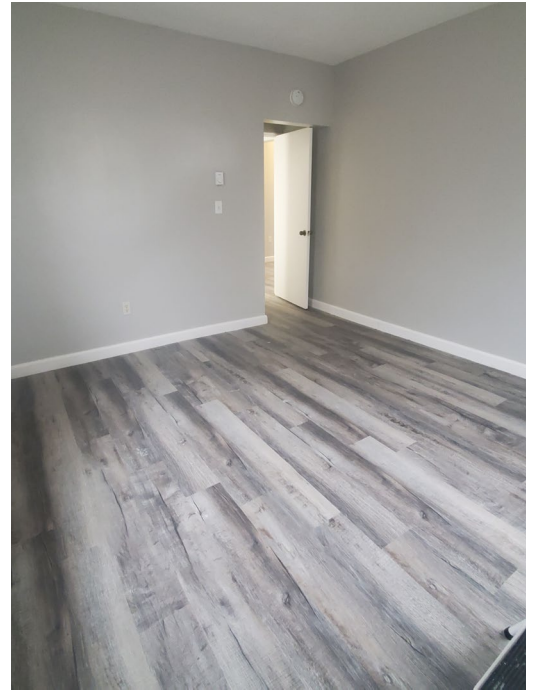
2769 CHURCHVIEW AVE

UNITS 10 UNITS · 6 1 BD/1 BA 3 2 BD/1 BA 1 STUDIO

Gross Potential Income \$95,749

Utilities Landlord pays water, sewage, hot water

New Capital Investments Shingled roof - **2011**, Flat roof - **2018**, Sewer line - **2025**, House trap - **2025**, Hot water tank - **2018**, Backflow prevention system - **2019**, Exterior stairs and railing - **2025**



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