



303-305 Main Street

Phoenixville, PA

8-Unit Multifamily Property



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303-305 Main Street is an 8 unit brick multifamily building in the heart of downtown Phoenixville, PA. This property sits on an oversized L shaped lot that includes 8 off street parking spaces and a garage that can be renovated or converted for future value creation. The units themselves are above average size and are comprised of (3) 2 bedroom units and (5) 1 bedroom units. Laundry is in 4 of the 8 apartments, while the others have the benefit of using the on site laundry room. Recent upgrades within the past 5 years include full unit renovations, roof, front stairs, pavement, entry doors among other improvements. Centrally located just a block from Reeves Park and within a few short blocks from downtown Bridge Street.



Property Highlights

8-Unit Multifamily Property

(3) 2 Bedroom Units

(5) 1 Bedroom Units

Detached Garage
w/Development Potential

8 Off Street Parking Spots

Brick Building

Expansive Unit Sizes

4 Units Have
Private Laundry

Laundry Room

New Roof - 2021

Property Stats

Taxes: \$19,238

Lot: 416 Block:15-13

Lot Size : 8,229 SF

Zoning: RI

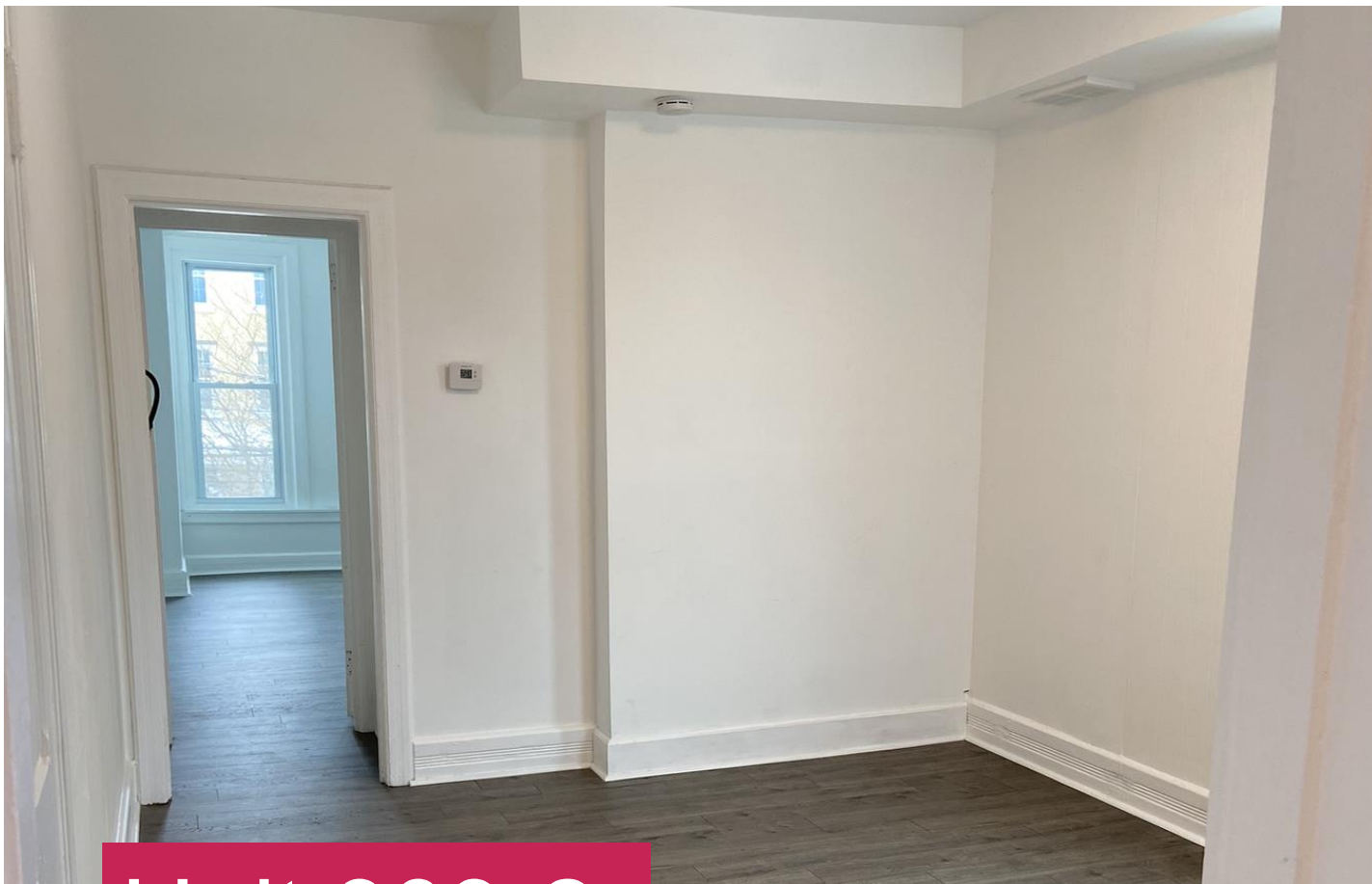
Year Built: 1900





Unit 303-1
2 Bed 1 Bath





Unit 303-2

1 Bed 1 Bath





Unit 303-2

1 Bed 1 Bath

KW
COMMERCIAL



Unit 303-3

1 Bed 1 Bath



Unit 303-3

1 Bed 1 Bath



Unit 303-3

1 Bed 1 Bath





Unit 305-1

1 Bed 1 Bath





Unit 305-1

1 Bed 1 Bath



Unit 305-2

1 Bed 1 Bath

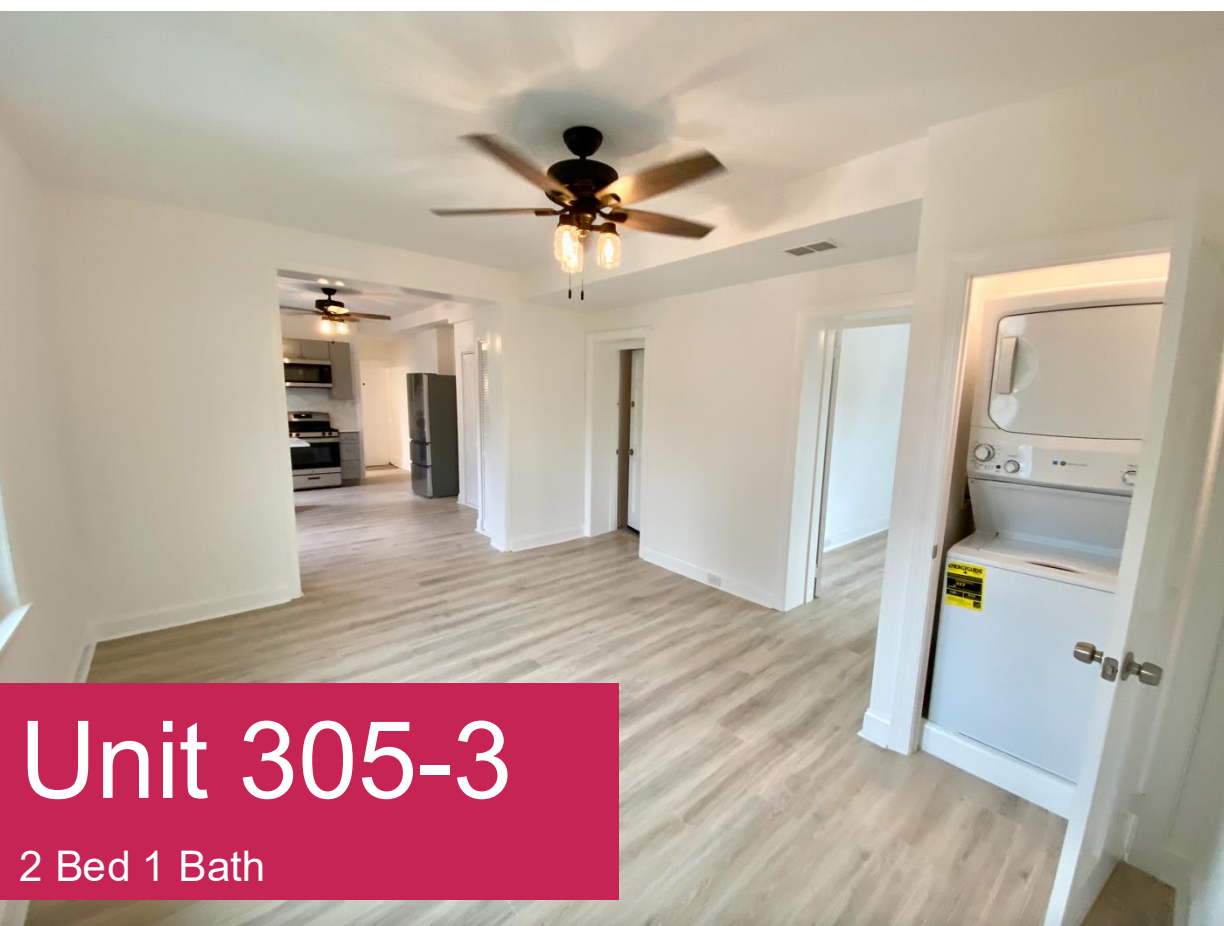




Unit 305-2

1 Bed 1 Bath





Unit 305-3

2 Bed 1 Bath





Unit 305-4

1 Bed 1 Bath





Unit 305-5

2 Bed 1 Bath





Unit 305-5

2 Bed 1 Bath







Phoenixville Borough

LOCATION



Reeves Park

Phoenixville
PUBLIC LIBRARY

PHOENIXVILLE AREA CHILDREN'S
LEARNING CENTERS

R. STRUNK
& SONS
FUNERAL HOMES

KW
COMMERCIAL

LOCATION



ACME

Phoenixville Hospital

TRUIST

AT&T

PNC

Devlin-Gatcha
FUNERAL HOME
& Cremation Services, Inc.

Reeves
Park

S Main St

R. STRUNK
FUNERAL HOMES

Buttonwood St

PHOENIXVILLE AREA CHILDREN'S
LEARNING CENTERS

1st Ave

KW
COMMERCIAL

Rent Roll

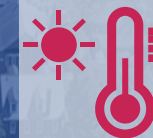
UNIT #	UNIT BREAKDOWN	APPROX SF	RENT PSF	LEASE EXP	MONTHLY RENTS	MARKET RENT
303 1	2 Beds 1 Bath	1,200	\$19.50	9/30/2026	\$1,950.00	\$2,300.00
303 2	1 Bed 1 Bath	1,000	\$25.20	1/31/2027	\$2,100.00	\$2,150.00
303 3	1 Bed 1 Bath	650	\$28.52	mtm	\$1,545.00	\$1,600.00
305 1	1 Bed 1 Bath	1,200	\$21.50	Vacant for Showings	\$2,150.00	\$2,200.00
305 2	1 Bed 1 Bath	650	\$29.54	2/28/2027	\$1,600.00	\$1,600.00
305 3	2 Beds 1 Bath	1,000	\$26.40	Vacant for Showings	\$2,200.00	\$2,200.00
305 4	1 Bed 1 Bath	650	\$29.52	12/31/2026	\$1,599.00	\$1,600.00
305 5	2 Beds 1 Bath	800	\$33.00	4/1/3027	\$2,200.00	\$2,200.00
TOTAL					\$15,344	\$15,850

Income Statement

Number of Units: 8

Price	\$1,975,000	Pro-Forma
Gross Annual Income	\$184,128	\$190,200
Vacancy %	5.00%	5.00%
Gross Adjusted Income	\$174,921	\$180,690
Total Annual Expenses	\$51,120	\$51,120
NOI	\$123,801	\$129,569
Cap Rate	6.27%	6.56%
EXPENSES		%
Water/Sewer	\$3,225.00	1.75%
Electric & Gas	\$631.00	.35%
Trash Removal	\$1,020.00	.56%
GL & Property Insurance	\$5,197.00	2.82%
Taxes:	\$19,720.00	10.7%
Trash	\$1,284.00	.7%
Property Management	\$9,206.40	5%
Repairs and Maintenance (\$575/unit)	\$4,800	2.5%
Cleaning	\$2,400	1.94%
Pest	\$848.00	.47%
Snow Removal/Landscaping	\$2,989.00	.15%
TOTAL EXPENSES:	\$51,157	27.76%

Building Utility



Heating:

Paid By Tenants
Forced Hot Air – Gas Fired



Cooling:

Paid By Tenants
Window Units
1 Unit Has Central HVAC



Hot Water:

Paid By Tenants – All Separate
Gas Fired



Electricity:

Paid by Tenants – Separate

Demographics

POPULATION

2026

1- MILE

16,978

3- MILES

47,055

5- MILES

106,148

3- MILE RADIUS DEMOGRAPHICS



47,055
POPULATION

HOUSEHOLDS

1 – MILES

8,064

3 - MILES

20,269

5 - MILES

44, 216



20,269
TOTALHOUSEHOLDS

INCOME

Average HH

1 – MILES

\$103, 433

3 - MILES

\$129, 051

5 - MILES

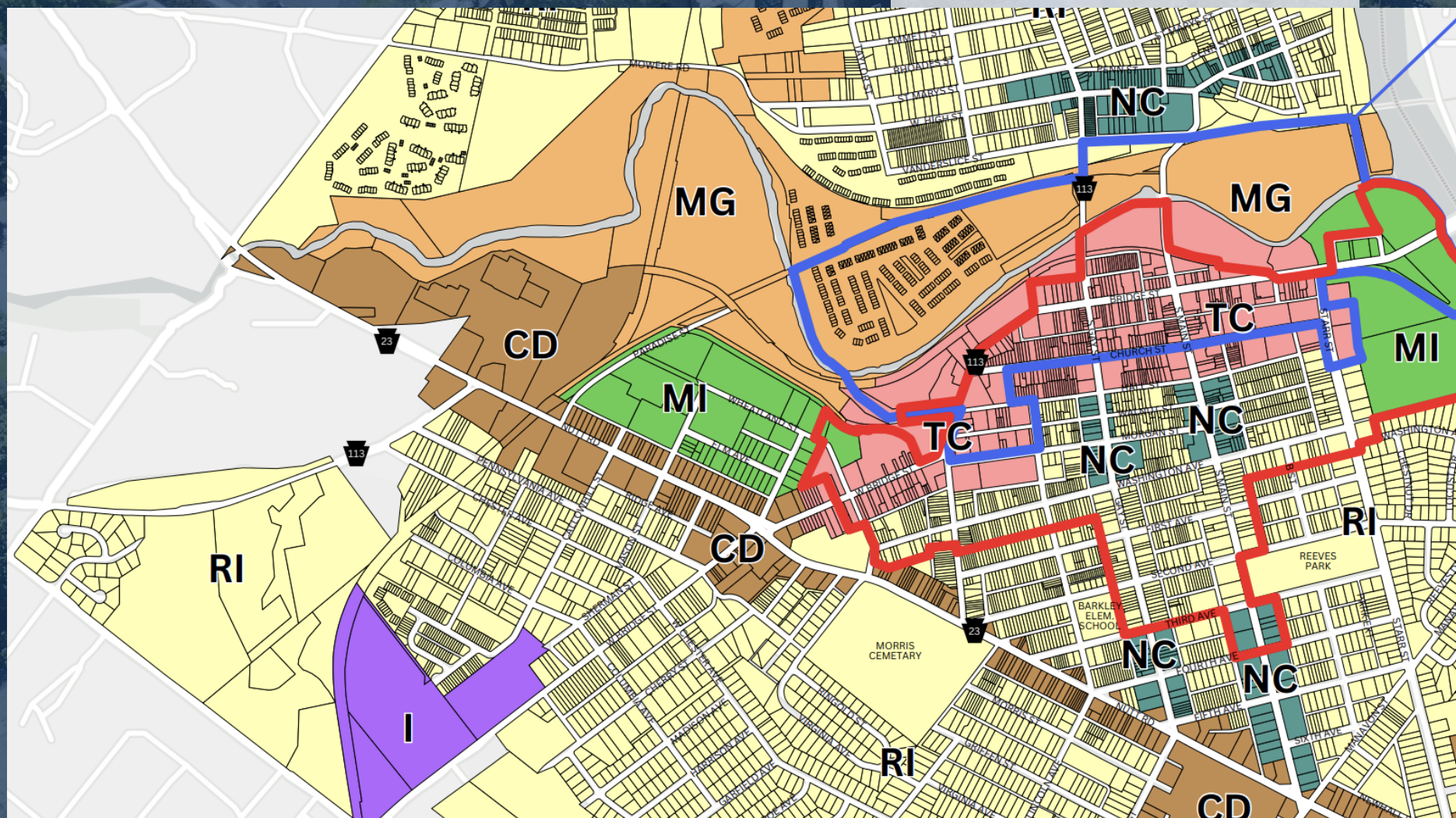
\$128, 318



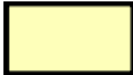
\$ 129,051
AVERAGE HOUSEHOLDINCOME

Zoning

RI Zone



ZONING DISTRICTS

-  RI - RESIDENTIAL INFILL
-  TC - TOWN CENTER
-  MI - MIXED USE INFILL
-  NC - NEIGHBORHOOD CENTER
-  CD - CORRIDOR DEVELOPMENT
-  MG - MIXED USE GROWTH
-  I - INDUSTRIAL

RI – Residential Infill



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