

MULTI FAMILY INVESTMENT OPPORTUNITY

FOR SALE

PORTFOLIO OFFERING, ERIE PENNSYLVANIA



3 PROPERTY PORTFOLIO: ASKING PRICE: \$9,700,000

OFFERING SUMMARY

Hanna Commercial Real Estate as exclusive advisor, is pleased to offer the opportunity to acquire the multifamily investment portfolio offering which includes LeBoeuf Gables, Middleboro Commons, and Westgate Commons. The three properties consist of 22 units, 34 units, and 16 units respectively. Available as a portfolio or individual purchase, all three properties are located in the suburbs of Erie, Pennsylvania, and contain 72-units in total. All three properties are well-maintained, at full capacity, with no major capital expenditures required.



LEBOEUF GABLES

152 EAST 6TH STREET, WATERFORD, PA 16441

22 UNITS

1 BR / 1 BA 800 SF - CONSTRUCTED IN 2012

ASKING PRICE: \$2,000,000



MIDDLEBORO COMMONS

8946 MAIN STREET, MCKEAN, PA 16426

34 UNITS

2 BR / 1.5 BA 1,150 SF - CONSTRUCTED IN 2014

ASKING PRICE: \$5,400,000



WESTGATE COMMONS

5187 WESTGATE DRIVE, GIRARD, PA 16417

16 UNITS

2 BR / 1 BA 1,150 SF - CONSTRUCTED IN 2016

ASKING PRICE: \$2,300,000

OFFERING HIGHLIGHTS

- Properties are 11 miles apart
- All properties less than 10 minutes from a major shopping center
- Value add opportunity through rent increases and management efficiencies
- Significant upside in rent
- Located near multiple colleges and universities including Penn State Erie, Mercyhurst, Gannon, Lake Erie Osteo, & Edinboro
- No new construction in the market
- Easy access to interstates
- Convenient Location:
 - 2 hours to Pittsburgh, PA
 - 1.5 hours to Cleveland, OH
 - 1.5 hours to Buffalo, NY

CLICK HERE
FOR A FULL OFFERING MEMORANDUM

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