

MULTIFAMILY INVESTMENT PROPERTIES

FOR SALE

BALDWIN AND WHITEHALL BORO, PITTSBURGH, PA



1 GLEN ELM DRIVE
14 UNITS



2767 CHURCHVIEW AVE
5 UNITS



2769 CHURCHVIEW AVE
10 UNITS

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: \$177,667
- Cap Rate: ~7.2%



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HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

1 GLEN ELM DRIVE

UNITS	14 UNITS · 14 1 BD/1 BA
Gross Potential Income	\$148,920
Utilites	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
Utilites	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	\$95,340
Utilites	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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