

FOR SALE

37-53 BROWN STREET

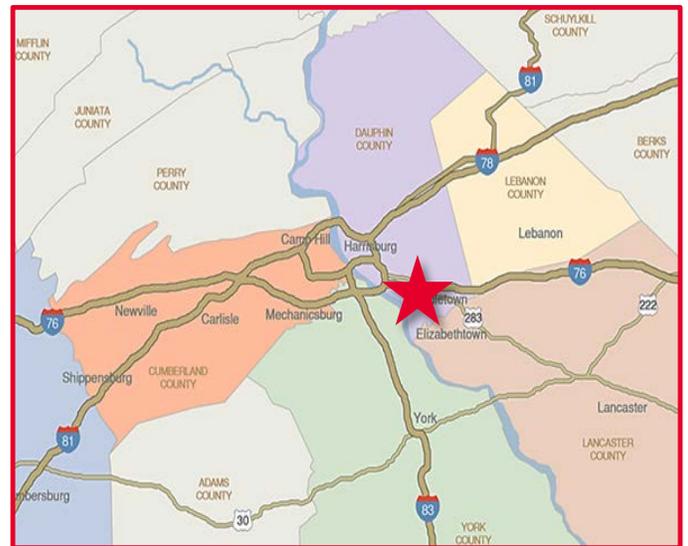
Middletown, PA 17057

Rare Opportunity to Own a City Block



PROPERTY HIGHLIGHTS

- For Sale -- \$395,000
- Mixed use investment sale consisting of 5 residential units, 1 commercial units and 2 parking lots
- Extremely rare opportunity to purchase a full city block in Middletown situated on four tax parcels and approximately half an acre
- Great residential or commercial development opportunity in the heart of Middletown Boro
- ½ mile from Penn State's Harrisburg Campus
- ½ mile from Harrisburg International Airport
- Property can be purchased with the adjacent property at 50 E. Emaus Street which is a single-tenant building leased to United Cerebral Palsy



For more information, please contact:

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37-41 BROWN STREET

- 3,460 SF mixed use property on 0.15 AC
- 1 commercial office unit and 3 residential apartment units
- Built in 1930 and renovated in 2017
- Smith Chiropractic leases 1st floor / M&T Bank had branch with drive-thru



43 BROWN STREET

- Parking lot on 0.08 AC; 10 surface spaces



47 BROWN STREET

- 1,320 SF apartment building with 2 residential units
- Built in 1890 and renovated in 2016



53 BROWN STREET

- Parking lot on 0.15 AC; 15 surface spaces



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Projected 2019 Income & Expenses

INCOME	RENT/MONTH
OFFICE 37-A	\$650.00
APARTMENT 37-B	\$525.00
APARTMENT 39-A	\$525.00
APARTMENT 39-B	\$700.00
APARTMENT 47-A	\$450.00
APARTMENT 47-B	\$575.00
VAN PARKING (5 SPACES @ \$300/YR.)	\$125.00
CAR PARKING (15 SPACES @ \$200/YR.)	\$250.00
TOTAL MONTHLY RENT	\$3,800.00
TOTAL INCOME (PGI)	\$45,600.00
VACANCY (5.00%)	\$2,280.00
EFFECTIVE GROSS INCOME (EGI)	\$43,320.00
EXPENSES	RENT/MONTH
RE TAXES	\$4,210.00
INSURANCE	\$3,435.00
PEST CONTROL	\$300.00
LAND RENT	\$30.00
WATER/SEWER	\$2,400.00
ELECTRIC (OUTSIDE LIGHTS)	\$500.00
MANAGEMENT FEE (5% PGI)	\$2,166.00
SITE MAINT. (SNOW/LANDSCAPE)	\$1,200.00
BLDG. MAINT./REPAIRS	\$1,200
RESERVES (\$150/UNIT)	\$900.00
TOTAL EXPENSES	\$16,341.00
NET OPERATING INCOME	\$26,979.00

Property Information

ADDRESS:	37-53 BROWN STREET MIDDLETOWN PA 17057
COUNTY:	DAUPHIN
MUNICIPALITY:	MIDDLETOWN BORO
TAX PARCEL NUMBERS:	41-009-047, 41-009-048, 41-009-049, 41-009-050
LOT SIZES:	0.15 AC / 0.08 AC / 0.08 AC / 0.15 AC = 0.46 AC
ZONING:	C-2 – COMMERCIAL GENERAL
ROAD FRONTAGE:	BROWN STREET
REAL ESTATE TAXES:	\$4,210
AVAILABLE SF:	FORMER M&T BANK DRIVE-THRU
PARKING:	25 SURFACE SPACES



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AERIAL MAP



TRAFFIC COUNT

Collection / Cross Street	Traffic Vol	Year	Distance
E Emaus St / Clinton Ave E	1,622	2017	0.13 mi
Canal St / New Canal St SW	4,178	2018	0.19 mi
N Union St / Girard Ave S	6,402	2018	0.27 mi

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,710	21,206	52,071
HOUSEHOLDS	4,274	8,833	21,110
AHHI	\$53,290	\$59,181	\$67,505



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