



COMMERCIAL INVESTMENT OFFERING
PITSTON, PENNSYLVANIA

151-157 N MAIN STREET

Pittston, PA 18640

\$1,625,000

ASKING PRICE

\$146,256

NOI

9.00%

CAP RATE

\$184,308

ANNUAL GROSS

A stabilized mixed-use investment near Downtown Pittston combining six residential units and two commercial spaces. The offering provides diversified in-place cash flow, an attractive going-in yield and exposure to Pittston's continuing downtown revitalization.

INVESTMENT HIGHLIGHTS

- Approximately **9.0% going-in capitalization rate**.
- **Six residential units + two commercial spaces**.
- Approximately **\$15,359 in reported monthly gross income**.
- Near Downtown Pittston and continued public/private redevelopment.
- Attractive profile for private investors, regional owners and 1031 exchange buyers.

INCOME SUMMARY	MONTHLY
Residential	\$10,405
Commercial	\$4,954
Total Gross	\$15,359
Annual Gross	\$184,308
Operating Expenses	\$38,052
NOI	\$146,256

WHY PITSTON

Pittston has sustained a multi-year downtown revitalization strategy focused on Main Street, public-space improvements, redevelopment, new business activity and entertainment. This gives investors a combination of current cash flow and an improving downtown location.

REQUEST THE FULL OFFERING MEMORANDUM & RENT ROLL

Qualified investors are invited to review the complete financial and lease package.



Charlie Kasko
Classic Properties | Commercial & Investment Real Estate

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