

14 Apartments, 2 Commercial Spaces

Package of Two Adjacent Properties
80-82 West Main Street, 84-88 West Main Street
Waynesboro, PA 17268

Investment Offering: \$2,485,000



80-82 West Main Street

- 4 One-Bedroom Apts.



84-88 West Main Street

- 2 Two-Bedroom Apts.
- 2 Three-Bedroom Apts.
- 4 Three-Bedroom Townhouse-Style Homes
- 2 Four-Bedroom Townhouse-Style Homes
- 2 First-Floor Commercial Units
- ~10,000' basement w/ground-level access for potential development (self-storage, etc.)

Property

Built	c. 1800's
Zoning	Downtown Business District
Lot	0.25 acres
Size	~3,100 sq. ft.
Condition	All apartments fully renovated c. 2010

Exterior

Construct	Wood-joisted masonry
Roof	Asphalt shingle
Windows	Double-pane vinyl windows
Parking	3 units have off-street parking

Interior

Kitchens	Wood cabinets w/ laminate countertops (1 has Corian c'top); stainless steel sinks; ceramic/porcelain tile floors
Baths	Modern vanities; 2 with showers (fiberglass surrounds), 2 with tub/shower combos (porcelain tile surrounds); ceramic/porcelain tile floors
Laundry	3 apts have W/D in unit (owner-owned)
Walls & Ceilings	Drywall & plaster
Floors	Refinished wood; LVT in one LR

Utilities

Heat	3 units: electric baseboard 1 unit: natural gas
A/C	1 unit central A/C
Hot Water	All separate; all electric
Electric	All updated, 100 amp svc. c. 2010
Gas	1 apt. has natural gas service
Plumbing	All updated c. 2010
Trash	Borough trash pickup available
Water	1 house meter; supply lines are separated in basement for easy separation of water meters

Property

Built	~1904
Zoning	Downtown Business District
Lot	0.25 acres
Size	~28,726 sq. ft.
Condition	Front 4 apartments renovated c. 2007 Back 6 "townhouses" created c. 2012

Exterior

Construct	Wood-joisted masonry
Roof	EPDM rubber, c. 2005
Windows	Double-hung, double-pane vinyl windows
Parking	All units have off-street parking

Interior

Kitchens	4 Front apts: Wood cabinets; laminate countertops; porcelain tile floors 6 Back homes: Wood cabinets; granite countertops; stainless steel appliances; built-in microwaves; dishwashers; porcelain tile floor
Baths	4 front apts: modern vanities; most tubs/showers have tile surround; ceramic/porcelain tile floor 6 rear apts: 2.5 baths; modern vanities; MBaths w/ Jacuzzi tubs & separate showers; all tubs/showers have tile surrounds; ceramic/porcelain tile floors
Laundry	Laundry room in each apt (W/D tenant-owned)
Walls & Ceilings	4 front apts: drywall & plaster 6 rear homes: drywall
Floors	Refinished hardwood

Utilities

Heat	All apts: heat pumps Commercial units: natural gas forced air
A/C	All units: central A/C (heat pumps in residences)
Hot Water	All separate; all electric
Electric	All updated, 200 amp svc. c. 2006-2010
Gas	Gas only for commercial spaces
Plumbing	All updated c. 2006-2010
Trash	Borough trash pickup available
Water	1 house meter; supply lines are separated in basement for easy separation of meters