

33 S Main St. Mahanoy City, PA 17948

Asking Price:\$70,000

Mixed Use Building



Images and all deal info courtesy of Lenny Wyda

EXCLUSIVE BUYERS LIST NOTICE:

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Photos Link

**GIS Map and Floor Plans Included*

<https://photos.app.goo.gl/FmBLQFSxkKzoSNv8A>



Buy & Hold Overview

Current

- Units: 2
- Gross Rents: Vacant
- Annual NOI: Vacant
- Cap Rate: Vacant
- Cash on Cash Return: Vacant%

• Projected

- Units: 2
- Gross Rents: \$2,150
- Annual NOI: \$12,675
- Cap Rate: 9.83%
- Cash on Cash Return: 10.39%
- ARV (After Repair Value): \$130,000 - \$150,000 *limited comps available
- Repair Estimate: \$57,650

Highlights

- Commercial space on first floor, apartment up top
 - Mixed use (hedge your business!)

Repair Estimate

Total Estimated Repair Range:

https://docs.google.com/spreadsheets/d/1CtiFS8jtJQu3allzKS5T9DGi_BEXmkue/edit?usp=sharing&ouid=112002054749772526018&rtpof=true&sd=true

Current & Estimated Rental Analysis

https://docs.google.com/spreadsheets/d/1kppgvn_8DDXX2YGiv4fbl4dqh850_txySh_bJYsFEUs/edit?usp=sharing

Utilities

- Heat: One furnace, Landlord pays
- Electric: Split
- Water/Sewer: One bill, landlord pays



Property Details

- Units: 2
- Lot Size: 1,307
- Year Built: 1880
- Zoning: GIS shows residential, zoning map shows property in C-1 Local Commercial
https://cms8.revize.com/revize/schuylkillcountypa/Document_Center/Departments/Planning%20&%20Zoning/Zoning/48%20-%20Mahanoy%20City%20Borough%2017.pdf
- Stories: 3
- Heat: Oil furnace, age unknown, serviced yearly
- Electric: Outdated fuse boxes, need replaced if code has issue
- Plumbing: Copper
- Water/Sewer: Public
- Roof: Rubber, needs new
- Foundation: Stone
- Windows: Some replacement windows, the rest are wooden
- Features: Commercial hair salon space on first floor, large apartment over top
- Flooring: Mostly carpet with hardwood underneath
- Flood Zone: No
- Mold Noted: Visibly no, however likely with water damage from roof
- Water Damage: Yes
- Taxes: \$1,489.30



Comparable Sales/CMA

**we recommend any potential investor do their own due diligence and to use these as a point of reference only*

ARV (After Repair Value) Comps:

*The only comparable available for this property type is the property currently listed on market below. It is being provided for a point of reference due to the lack of comparable sales data. ****DUE DILIGENCE RECOMMENDED!***

<https://www.innovateonline.com/commercial-for-sale/112-W-Centre-St-Mahanoy-City-PA-17948-401355374>

2 commercial Units, 4,008 sqft, .07 acre lot, .1 miles from subject property

For Sale: \$157,400 on date, DOM (days on market): 158

Price Per Unit: \$78,700

\$ Estimated Market Rents

Rent-o-Meter:

<https://www.rentometer.com/analysis/summary/33-s-main-st-mahanoy-city-pa/ANjJU6DvV18>

- Average Rents
 - 3 bed 1 bath: \$1,050 (2 comps, most recent in 2024 \$1,100)

Zillow available for rent:

[Zillow 3 Bed For Rent](#)

Commercial Rental: [Crexi Commercial Lease](#)

- Average Rents
 - \$15.19 ppsf
-



Town Overview

Mahanoy City is a small borough in Schuylkill County, Pennsylvania, located in the anthracite coal region. Founded in the mid-1800s, it grew rapidly during the coal mining boom and retains a strong working-class heritage. Today, it's a close-knit community with a mix of historic architecture and small-town charm.

- **Economic/Jobs:** Mahanoy City's economy is modest, rooted in its coal-mining past, with today's activity centered on small businesses, local services, limited manufacturing, and retail, with most jobs in healthcare, education, service industries, and nearby distribution centers.
- **Education:** Mahanoy City is served primarily by the Mahanoy Area School District, which includes elementary through high school, with nearby access to vocational training programs and several colleges and universities in the broader Schuylkill County region.
- **Lifestyle & Amenities:** Life in Mahanoy City is quiet and community-oriented, with residents valuing small-town connections and local traditions. Amenities are modest, including neighborhood shops, restaurants, parks, and easy access to outdoor recreation in the surrounding coal region hills. Larger retail, healthcare, and entertainment options are found in nearby towns like Hazleton, Pottsville, and Shenandoah.
- **Transport Links:** Mahanoy City is accessible by local roads with connections to Routes 54 and 339, linking to Interstate 81 nearby, while public transportation is limited to regional bus services.

For more details on Mahanoy City's attractions and local resources, visit:

- <https://www.mahanoycity.org/>

Contact Us to Schedule a Walkthrough

The Melito & Koch Team

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- Facebook: [The Melito & Koch Team](https://www.facebook.com/TheMelito&KochTeam)

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