

HOME FOR SALE



228 W Oak St  
Shenandoah,  
Pennsylvania  
United States

Asking Price

\$199,000

Bedrooms 6

Year Built

Bathrooms 2.5

Date Listed 08/24/2024

Size 0

Listing ID GL-  
1726388783

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11439661>

## Overview

Large house to call it My Home or an Investment Opportunity in Thriving Shenandoah Historic 6-Bedroom Home with 15% CAP Rate This unique 6-bedroom, 2.5-bathroom property, built in 1890, offers an exceptional investment opportunity in Shenandoahs rapidly appreciating market. Spanning 2,856 sq ft, this home blends rich historical charm with modern amenities, creating an ideal place to live or a setting for a rental business with long-term appreciation. Key Features: Historic Elegance: Step into a grand first floor featuring soaring ceilings, intricate woodwork, and an impressive entrance leading to spacious living and dining areas. The kitchen, with a convenient backyard entrance, is perfect for hosting guests. Generous Layout: The second floor hosts three large bedrooms, including a master suite with a private entrance to the bathroom and a walk-in closet. The third floor offers three additional bedrooms, one of which opens onto a massive roof balcony, perfect for outdoor enjoyment. Dual Staircases: Access the second and third floors via the main grand staircase or the second staircase conveniently located near the kitchen, bathrooms, and basement. Prime Rental Potential: Fully furnished and currently operating as a successful short-term rental, this property can accommodate over 11 guests. The sale includes the option to purchase all furnishings, allowing

for a seamless continuation of the rental business. High CAP Rate: With a solid 15% CAP rate, this property promises impressive returns. Income and expense sheets for 2023 and January-August 2024 are available upon request. Additional Information: Move-In Ready: The property is in good condition and sold as-is. It comes with a detached one-car garage and multiple access points, enhancing convenience for tenants and guests. The furnishings are for sale and could be negotiated with the purchase offer or separately. Market Growth: Positioned in a neighborhood experiencing growth, this property offers both stability and potential for significant value appreciation. Investor Appeal: This property is more than just a home; its a turnkey investment in a rising market. Whether youre looking to expand your portfolio or enter the short-term rental market, this property offers substantial income potential with minimal hassle.

For more details:

Listed by: Margareta Vames

**Contact**

**Email**

**Phone**