



**FOR
SALE**

\$3,200,000

THE COMMONS AT MANSFIELD APARTMENTS

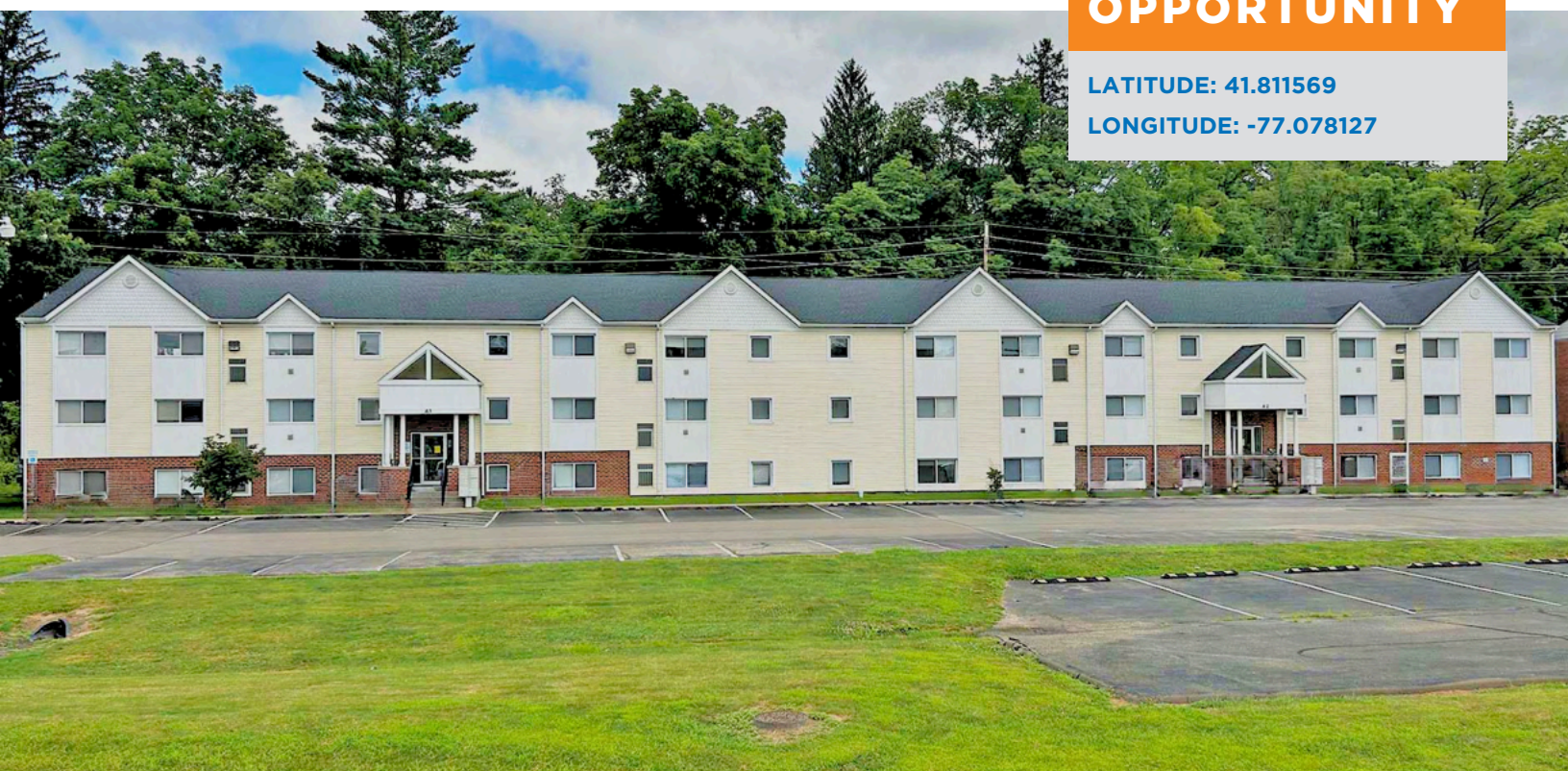
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150 N MAIN STREET
MANSFIELD, TIOGA COUNTY, PA

**INVESTMENT
OPPORTUNITY**

LATITUDE: 41.811569

LONGITUDE: -77.078127



PREMIER HOUSING IN A STRATEGIC LOCATION

mericle.com



570.823.1100



PROPERTY DETAILS

- 59,616 SF +/- (Two 3-story buildings)
- 3.84 Acres
- PINs: 23-03D00-002; 23-03D00-003
- Built in 1969
- Zoned R-3 (High Density Residential) and B-2 (Community Business)
- 2025 Real Estate Taxes: \$55,957.79
- South Tioga School District

Occupancy: 97%

NOI: \$264,000

CAP Rate: 8.2%

PROPERTY FEATURES

- Vinyl & Brick Exterior
- Monument Signage at Entrance
- Shingle Roofs (installed in the last 12 months)
- Wall to Wall Carpet and Tile Floor Coverings
- 155+/- Parking Spaces

UTILITIES AND BUILDING SYSTEMS

- Public Water and Sewer
- HVAC Electric Hot Air Heat
- Central A/C
- Wet Sprinkler System

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

ADDITIONAL INFORMATION

PROPERTY OVERVIEW:

The Commons at Mansfield is a professionally managed, high-performing multifamily community comprising 47 rentable units across two attractive three-story buildings. Originally developed as 48 units, one unit has been thoughtfully converted into a centralized amenity and operations hub—housing the leasing office, resident lounge, maintenance shop, and Service Manager's office.

Currently 97% occupied, the property delivers strong in-place cash flow and features an optimal unit mix of spacious 3- and 4-bedroom floor plans. Each residence is outfitted with central A/C, in-unit washer/dryer, sub-metered electric, and a full suite of appliances including refrigerator, stove, built-in microwave, and dishwasher—ensuring a modern and convenient living experience.

STRATEGIC LOCATION WITH UNIQUE LIFESTYLE APPEAL:

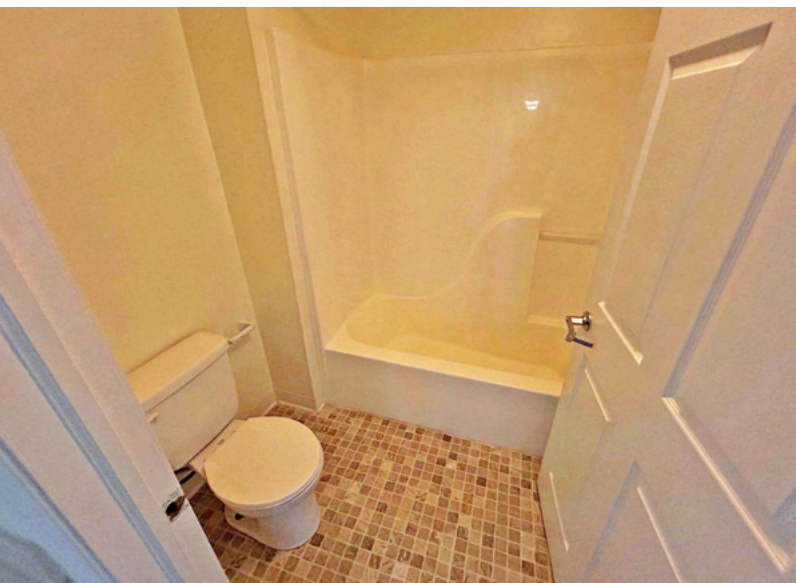
Positioned in the heart of Tioga County, Commons at Mansfield sits just minutes from Mansfield University, making it a natural fit for students, staff, and workforce tenants alike. This vibrant community is nestled at the edge of the renowned Pennsylvania Wilds, offering unrivaled access to scenic destinations, including:

- The Pine Creek Rail Trail
- Thousands of acres of state forests
- Endless opportunities for hiking, fishing, and outdoor recreation

Located just one mile from US-15 and near the New York border, the property enjoys excellent regional connectivity, appealing to commuters working in northern Pennsylvania and southern New York.

INTERIOR PHOTOS

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AVAILABLE

150 N MAIN STREET, MANSFIELD, PA

TCN
WORLDWIDE
REAL ESTATE SERVICES

WALKABLE CONVENIENCE MEETS RURAL TRANQUILITY:

Directly across the street, residents enjoy walkable access to CVS, Dollar General, and a state liquor store, with Walmart, McDonald's, and other major retailers just minutes away. The setting strikes a rare balance: peaceful small-town living paired with access to modern amenities and daily conveniences.

COMPELLING INVESTMENT FUNDAMENTALS:

- Strong Occupancy: 97% leased with diversified tenant demand
- Desirable Floor Plans: Large 3- and 4-bedroom units ideal for roommate-style living
- Turnkey Infrastructure: Operational office, leasing center, and maintenance on-site
- Natural Demand Drivers: University, outdoor recreation, and regional employment hubs.

FINANCIALS AVAILABLE UPON REQUEST:

To access full financials, a Confidentiality Agreement is required. Contact us today to learn more about this rare opportunity to acquire a stabilized asset in a high-barrier, high-demand market.

AERIAL VIEW & NEARBY AMENITIES



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To learn more, please call Michael B. Bradley or Donald Cortese to request a proposal and/or arrange a tour.

