



FOR IMMEDIATE RELEASE

Harbor Stone Advisors Hired to Market The Rosenmiller Building and Codorus Flats

York, PA - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been hired to market The Rosenmiller Building and Codorus Flats, 2 mixed-use properties just one block apart in Downtown York, PA. Harbor Stone Advisors President, Justin Verner, and Senior Advisor, Brooks Healy, are marketing both properties and representing the seller.

The Rosenmiller Building, located at 33-41 W Market St | York, PA 17401, features (16) 1 Br-1 Ba apartments, (1) duplex, and (4) commercial spaces on the first floor. Property amenities include a laundry room, free WiFi for tenants, and 12 surface parking spaces that rent for \$75/month. The commercial spaces are leased to an all-day breakfast and lunch restaurant, a soft pretzel bakery, and a children's party venue/toy store. Current ownership completed a renovation of the property in 2010 which included converting the 2nd-4th floors from office space to apartments. Typical apartment unit features include stainless steel/black appliances, wood cabinets, formica countertops, ceramic tile in bathrooms, and refinished hardwood/bamboo wood flooring.

Codorus Flats, located one block over at 141-147 W Market St | York, PA 17401, features 20 apartments with a unit mix of (2) Studios, (11) 1 Br-1 Ba, and (7) 2 Br-1 Ba, as well as (3) commercial spaces on the first floor. Property amenities include a laundry room, key fob building entry, and 8 surface parking spaces that rent for \$50/month. The commercial spaces are leased to a home healthcare staffing company, a cellular retail business, and a graphic and marketing design firm. Current ownership completed a gut renovation of the property in 2010 which included a full renovation of the apartment units. Typical apartment unit features include stainless steel appliances, wood cabinets, formica countertops, ceramic tile in bathrooms, updated bathrooms, and laminate/hardwood flooring. The gut renovation also qualified the property for a 10-year LERTA tax credit from the city of York, which has 2 years remaining.

Both properties are located in Downtown York, PA. Walking distance to local attractions including the Colonial Complex, Heritage Rail Trail, Central Market House, and PeoplesBank Park. The largest area employer is WellSpan York Hospital, with 596 beds and over 4,400 employees. Other major employers include the City of York, Walmart, Giant, BAE Systems, and Amazon. Nearby colleges include York College of Pennsylvania and Penn State York. Plentiful retail in the area. York is located 1 hour from Baltimore, 1 hour 40 minutes to Philadelphia, and 34 minutes to Harrisburg. Conveniently located near I-83.

About Harbor Stone Advisors

Harbor Stone Advisors is a Mid-Atlantic leader in Multifamily Investment Sales. Advisory services include asset dispositions, value opinions, and marketability analysis for private clients, owners, investors and financial organizations.

For additional information, visit www.harborstoneadvisors.com

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Contact:

Kathryn Shofer

443.865.9584

kshofer@harborstoneadvisors.com