



FOR IMMEDIATE RELEASE

Harbor Stone Advisors Brokers Sale of The Rosenmiller Building in York, PA

York, PA - Harbor Stone Advisors has orchestrated the sale of The Rosenmiller Building, 21 mixed-use units in York, PA. Harbor Stone Advisors President, Justin Verner, and Senior Advisor, Brooks Healy, served as exclusive advisor and agent to the seller, in addition to sourcing the buyer who was making their first acquisition in Pennsylvania.

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. 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. Previous 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.

Verner noted, "Tertiary markets have seen a significant wave of multifamily deal activity in the current cycle. We were able to source an international buyer for this asset, who was seeking more yield than is generally available in larger, East coast metro areas."

The asset is 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 specializes in middle-market multifamily investment sales throughout the Mid-Atlantic. Advisory services include value opinions, asset dispositions 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