

**FOR SALE**

**Or Rental Opportunity**

**\$710,500**

Unlock a rare opportunity to own a high-performing, income-generating property in the heart of Philadelphia! This **4,500 SF** multi-use building offers a **turnkey chiropractic office**, a **spacious 3-bedroom apartment**, and a **fully operational rear warehouse**—all with established tenants ensuring seamless passive revenue.

#### Investment Opportunity

This property is perfect for an owner-user or investor looking for **consistent cash flow** from day one. With **reliable tenants** in place, this is a **turnkey investment** in a prime location.

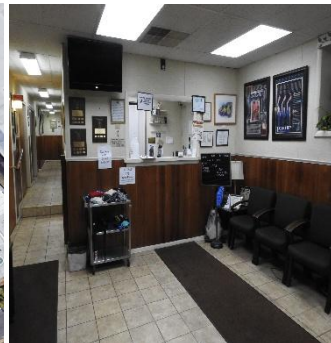
**Building Class:** C

**Lot Size:** 0.10 AC

**Year Built/Renovated:**  
1935/1990

# Exceptional Multi-Level Building

**Prime Multi-Use Property for Sale**  
**Optional Medical Space Rental Opportunity with Chiropractic Practice**



## 6808 Torresdale Avenue, Philadelphia, PA

#### Property Highlights

- **Chiropractic Office** (Ground Floor): A thriving practice with an established clientele and excellent reputation. Fully equipped and ready for immediate operation.
- **3-Bedroom Apartment** (2nd & 3rd Floors): A beautifully renovated bi-level unit featuring **new kitchen, new bathroom, and new hardwood floors**. Includes a **large living and dining area**, decorative brick fireplace, bay windows, and a **granite-topped breakfast bar**.
- **Rear Warehouse** (Entrance on 6807 Marsden St): A **newly renovated (2021) 20' x 80'** one-story building with ample storage/workspace and a separate office area.

#### Additional Information:

- **Off-Street & Ample Street Parking**
- **Excellent Walkability Score (81)**
- **Easy Access to Torresdale Ave Shopping Corridor, Public Transportation, I-95 & US-1**
- **Zoning: CMX2 - General Commercial Mixed Use**

*Please call to arrange a private viewing: 856-304-8064*

*To View Listing: <https://www.loopnet.com/Listing/6808-Torresdale-Ave-Philadelphia-PA/35906748/>*