

# AVAILABLE FOR SALE



**OCF REALTY  
COMMERCIAL**  
215.735.7368



**1237 Point Breeze Avenue  
Philadelphia, PA 19146**

## Stabilized Mixed-Use Turn-Key Investment Property

Welcome to Point Breeze! This is a great mixed-use building on the constantly-improving Point Breeze Avenue commercial corridor that is beautifully renovated and fully leased.

The building consists of one ground floor commercial unit leased by MU8 Beauty Studio until January 2027 and a great bi-level two bedroom apartment that is leased until April 2026! This building is a great stabilized turn-key investment with little to no maintenance on a burgeoning commercial corridor, with a property tax abatement until 2033!

## FEATURES

- HIGH TRAFFIC COMMERCIAL CORRIDOR
- TAX ABATEMENT
- STABILIZED PROPERTY
- GREAT INVESTMENT
- BEAUTIFULLY RENOVATED
- LOW MAINTENANCE



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**\$575,000**





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	<b>Annual</b>	<b>Monthly</b>
<b>Rental Income</b>	\$37,404	\$3,117
<b>Property Taxes</b>	\$1,144	\$95
<b>Insurance</b>	\$1,091	\$91
<b>Common Utilities</b>	\$876	\$73
<b>Trash Removal</b>	\$500	\$42
<b>Tech-1 Fire Protection</b>	\$540	\$45
<b>Total Expenses</b>	\$4,151	\$346
<b>Net Operating Income</b>	<b>\$33,253</b>	<b>\$2,771</b>

