



FOR SALE | INVESTMENT OPPORTUNITY

6600 LIMEKILN PIKE

PHILADELPHIA, PA 19138

Income-Producing 3-Unit Commercial Property
Two Units Vacant – Value-Add or Owner-Occupant Opportunity

ASKING PRICE: \$610,000

1 | EXECUTIVE SUMMARY

6600 Limekiln Pike presents an excellent opportunity to acquire a 3,550 SF three-unit commercial building in Philadelphia. The property is currently improved with one occupied unit (8 Brothers Meat Market & Deli) and two vacant units that can be leased at market rates or occupied by an owner-user.

The property is located in a dense residential corridor, just steps from a local high school, providing consistent daytime traffic and visibility.

 Asking Price: \$610,000	 Occupancy: 1 of 3 Units
 Building Size: 3,550 SF	 Current Tenant: 8 Brothers Meat Market & Deli
 Lot Size: 3,750 SF (0.09 AC)	 Zoning / Permitted Uses: Grocery Store, Daycare (Verify with City of Philadelphia)
 Units: 3 Commercial Units	 Landlord Responsibilities: Roof, Structure & Sidewalk
 Parking: Street Parking	 Utilities: Separately metered (Verify)

 **HIGHLY VISIBLE LOCATION NEARBY HIGH SCHOOL**
Strong Demographics | Consistent Traffic | Value-Add Potential

2 | INVESTMENT HIGHLIGHTS

-  **INCOME-PRODUCING ASSET**
Long-term leased tenant (8 Brothers Meat Market & Deli) providing stable income through 2040.
-  **VALUE-ADD OPPORTUNITY**
Two vacant units can be leased at market rates of approximately \$1,850/month each or occupied by an owner-user.
-  **STRONG LOCATION**
Located on Limekiln Pike near a local high school with consistent daytime traffic and visibility.
-  **FLEXIBLE OPTIONS**
Continuous large unit or 2 separated units with separate entrances and utilities already in place.
-  **AFFORDABLE BASIS**
At \$610,000, the price equates to approximately \$172/SF.

3 | FINANCIAL OVERVIEW

CURRENT INCOME (STATED)

8 Brothers Meat Market & Deli (Monthly Rent)	\$2,500
Water Reimbursement (Monthly)	\$75
Use & Occupancy Tax Payment (Monthly)	\$145
Total Monthly Collections	\$2,720
Total Annual Collections (Stated)	\$32,640

POTENTIAL INCOME (FULLY LEASED)

8 Brothers Meat Market & Deli	\$2,500
Vacant Unit #2 (Estimated Rent)	\$1,850
Vacant Unit #3 (Estimated Rent)	\$1,850
Water Reimbursement (Total)	\$75
Use & Occupancy Tax Payment (Total)	\$145
Total Monthly Collections	\$6,420
Total Annual Collections (Stated)	\$77,040

ANNUAL EXPENSES (KNOWN)

Real Estate Taxes	\$4,149
Building Insurance	\$5,511.12
Total Known Annual Expenses	\$9,660.12

PRELIMINARY ANNUAL INCOME (AFTER KNOWN EXPENSES)

Potential Annual Collections (Stated)	\$77,040
Less: Known Annual Expenses	(\$9,660.12)
Preliminary Annual Income	\$67,379.88

PRELIMINARY YIELD @ \$610,000

11.23%

(Before Other Operating Expenses)

4 | PROPERTY OVERVIEW

Address	6600 Limekiln Pike Philadelphia, PA 19138
Asking Price	\$610,000
Building Size:	3,550 SF
Lot Size:	3,750 SF (0.09 AC)
Number of Units	3 Commercial Units
Current Occupancy	1 of 3 Units
Current Tenant	8 Brothers Meat Market & Deli
Lease Term	Long Term Lease until August 1, 2040
Zoning / Permitted Uses	Grocery Store, Daycare (Verify with City of Philadelphia)
Construction Type	Masonry / Stucco
Parking	Street Parking
Sale Includes	Real Estate Only
Landlord Responsibilities	Roof, Structure & Sidewalk
Utilities	Separately metered (Verify)



5 | TENANT & INCOME DETAILS

CURRENT TENANT

8 Brothers Meat Market & Deli	
Rent:	\$2,500 / Month
Water:	\$75 / Month
Use & Occupancy:	\$145 / Month
Lease Term:	Long Term Lease until August 1, 2040
Total Monthly Payments:	\$2,720

VACANT UNITS

Unit #2 – Vacant	
Estimated Rent:	\$1,850 / Month
Unit #3 – Vacant	
Estimated Rent:	\$1,850 / Month

NOTES

Vacant units can be leased at market rates or occupied by an owner-user for their business. All lease terms, rent, and payments to be verified by purchaser.

6 | LOCATION & TRAFFIC



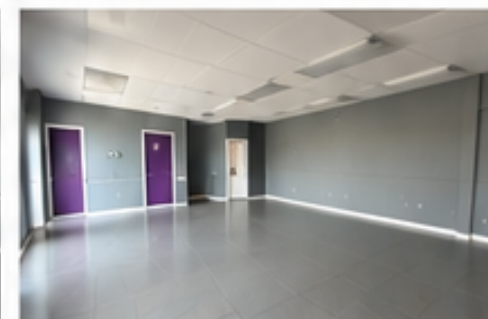
TRAFFIC COUNTS (AADT)

Limekiln Pike (Near Property)	11,795
Cheltenham Avenue (Nearby)	25,144
Ogontz Avenue (Nearby)	35,806

Source: PennDOT / Traffic Count (2023)

 **High visibility location near a local high school with consistent pedestrian and vehicle traffic.**

7 | INTERIOR PHOTOS



8 | ADDITIONAL PHOTOS



EXCLUSIVELY LISTED BY:

Steven Gov

Real Estate Salesperson

(267) 918-0354

stevengov1@gmail.com

Realty Mark Associates - CC

1500 JFK Blvd, Suite 1510
Philadelphia, PA 19102

(215) 376-4444

RM REALTY MARK
ASSOCIATES - CC
COMMERCIAL REAL ESTATE SERVICES