

**HISTORIC  
CHESNUT HILL  
OFFICE BUILDING**



AVAILABLE FOR SALE

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**8327 GERMANTOWN AVE**  
PHILADELPHIA, PA 19118

**EXCLUSIVELY REPRESENTED BY:**

**THE FLYNN COMPANY**

Michael Gallagher

Brendan Flynn

Joseph Naselli

**THE FLYNN COMPANY**

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

**The  
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Company**

## PROPERTY HIGHLIGHTS



MOTIVATED Seller



3,558 SF 3-story Historic & Architecturally significant Property; Formerly "The Jacoby House" circa 1794



Includes 1-story attached building in rear – ideal for conference rooms & open work areas as well as 968 SF Basement



Available Vacant or Delivered with existing Tenants - Ideal for Professional Services firm or Investor



Currently four (4) commercial and one (1) residential tenant – Gross monthly income of \$6,125 on month-to-month Leases



## CURRENT RENTS & EXPENSES

### ***CURRENT RENTS (ALL LEASES ARE ON MONTH-TO-MONTH):***

<b>First Floor Front</b>	\$1,105
<b>First Floor 2nd Office</b>	\$600 plus maintenance of the hall and bathroom
<b>First Floor Rear</b>	\$1,700 (pay their own utilities)
<b>Second Floor</b>	\$1,460
<b>Third Floor</b>	\$1,260

### ***Expenses:***

<b>PECO &amp; PGW</b>	\$4,800/year
<b>Water</b>	\$1,200/ year
<b>Use &amp; Occupancy</b>	\$1,680/year

## ADDITIONAL PROPERTY PHOTOS



## LOCATION

An aerial map of the Chestnut Hill neighborhood. A yellow line highlights Germantown Avenue, which runs diagonally across the map. Other streets shown include Ardleigh St and Bethlehem Pike. A red location pin is placed on Germantown Avenue. Several business logos are overlaid on the map, including Bank of America, Starbucks, Campbell's Place, CH Brewing Co., McNally's, TD Bank, Iron Hill, and PNC.

**HIGHLIGHTS**

- Prime location in the core of Chestnut Hill situated directly on the picturesque & historic Germantown Avenue
- Over 200 thriving businesses and restaurants within a 1-mile radius
- Ample parking with off-street spaces available and a public-parking lot immediately across the street
- Tremendous access to SEPTA Regional Rail: 5-minute walk to the Chestnut Hill West line and 7-minute walk to the Chestnut Hill East line



## For More Information Please Contact:

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