

AVAILABLE FOR SALE

8327 GERMANTOWN AVE

PHILADELPHIA, PA 19118



EXCLUSIVELY REPRESENTED BY:

THE FLYNN COMPANY
Michael Gallagher

Aichael Gallagher Brendan Flynn Joseph Naselli

THE FLYNN COMPANY



PROPERTY HIGHTLIGHTS



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):

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

Expenses:

PECO & PGW	\$4,800/year
Water	\$1,200/ year
Use & Occupancy	\$1,680/year

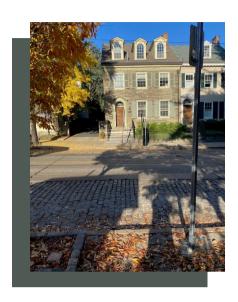




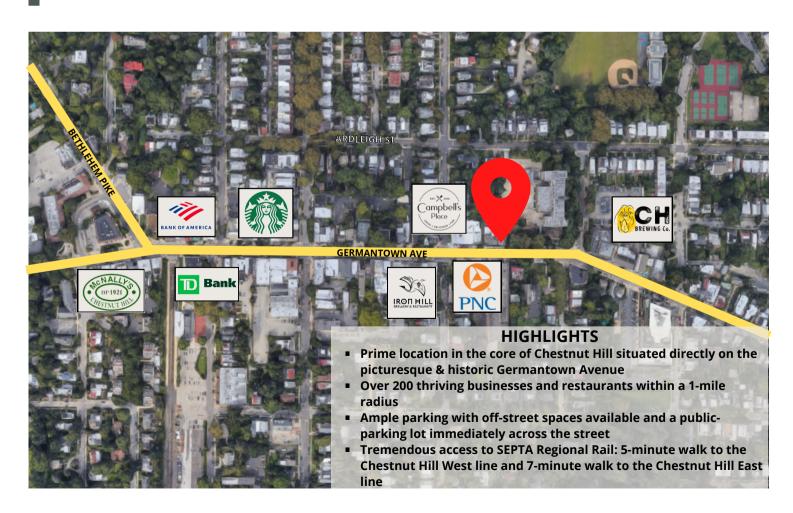
ADDITIONAL PROPERTY PHOTOS







LOCATION







For More Information Please Contact:

Michael Gallagher

mgallagher@flynnco.com 215-561-6565 x 151

Brendan Flynn

bflynn@flynnco.com 215-561-6565 x 152

Joseph Naselli

jnaselli@flynnco.com 215-561-6565 x 155