

Mixed-Use Investment Property -

83 Limekiln Pike, Glenside

\$850,000

Four Income-Producing Units | Excellent Condition | Established Tenants

Financial Overview

- **Current Monthly Rental Income:** \$3,600
- **Potential Monthly Income:** \$5,600 (with vacant unit rented)
- **Current Annual Gross Income:** \$43,200
- **Potential Annual Gross Income:** \$67,200
- **Tenant-Paid Utilities:** Water, electric, gas/oil, renter's insurance
- **Owner Responsibility:** Property insurance only

Property Details

547 W Glenside Ave - Commercial Shop/Garage

- **Size:** 1,545 sq ft
- **Current Rent:** \$1,200/month
- **Features:** Powder room, office space, potential for second office
- **Updates:** Two newer garage doors with new locks, oil heat, central A/C
- **Electrical:** 200 amp service
- **Special Features:** Generator hookup for entire property

81 Limekiln - Recording Studio

- **Size:** 981 sq ft
- **Current Rent:** \$1,200/month

- **Tenant:** Established 5-year tenant with yearly auto-renewal lease
- **Layout:** Open space with powder room
- **Updates:** Brand new HVAC system
- **Electrical:** 200 amp service (upgraded for professional equipment)
- **Lease Terms:** 60-day notice required

83 Limekiln - Commercial Space (Tailor Shop)

- **Size:** 1,199 sq ft
- **Current Status:** Owner-operated business (will be vacant at closing)
- **Rental Potential:** Estimated \$2,000/month
- **Updates:** 5-year-old HVAC, 8-year-old siding, new windows and doors
- **Electrical:** 200 amp service
- **Opportunity:** Ready for new tenant or owner-operator

83A - Residential Apartment

- **Size:** 1,176 sq ft
- **Type:** 2-bedroom, 2-story unit
- **Current Rent:** \$1,200/month
- **Tenant:** New tenants (June 2025) with 2-year initial lease
- **First Floor:** Full kitchen, full bathroom, bedroom, living room, linen closet
- **Second Floor:** Large loft bedroom with double walk-in closets and eave storage
- **Updates:** 3-year-old HVAC, 3 A/C units, new wall oven
- **Electrical:** 100 amp service
- **Lease Terms:** Auto-renewal with 60-day notice after initial term

Additional Property Features

Basement Storage

- Dual access: interior and exterior double doors
- Two separate exits for safety

Utilities & Management

- **Separate utilities** for each unit (reduces owner expenses)
- All tenants provide annual renter's insurance documentation
- Well-maintained tenant relationships

Investment Highlights

- ✓ **Immediate Income:** Three units currently generating \$3,600/month
- ✓ **Income Upside:** Potential \$5,600/month with vacant unit rented (~\$2,000/month)
- ✓ **Recent Improvements:** New HVAC systems, windows, doors, and electrical upgrades
- ✓ **Low Maintenance:** Tenants pay all utilities except property insurance
- ✓ **Established Tenants:** 5-year recording studio tenant provides stability
- ✓ **Mixed-Use Flexibility:** Perfect for investor or owner-operator
- ✓ **Turn-Key Condition:** Property ready for immediate occupancy

Property is in excellent condition with recent updates throughout. Ideal for both seasoned investors and owner-operators seeking immediate income with growth potential.