

## Lease - Retail/Office w/ additional 2<sup>nd</sup> Floor Office Space & Yard

1345 W. Susquehanna Ave, Philadelphia, PA

### Info:

1. Ground Floor: 1,020 +/- Sq. Ft.  
Rent: \$1,050.00 + NNN
  2. 2<sup>nd</sup> Floor: 1,050 +/- Sq. Ft. (3 Bed or Office)  
Rent: \$1,850.00 + NNN
  3. Yard/Off Street Parking: 3,500 +/- Sq. Ft.  
Rent: \$200.00 + Utilities
- RE Tax: \$2,500.00, Ins.: \$850.00
  - Zoned: CMX-2.5, Commercial Mixed Use

### Area:

- North Philadelphia East Neighborhood
- North Central Philadelphia
- Adjacent to Temple University

### Location:

- N Broad St @ W Susquehanna Ave

### Public Transportation:

4. Bus Routes: BSO, 39, 4, 16, 2, 23
5. Broad Street Subway

### 1<sup>ST</sup> FLOOR:



[For additional info visit website!](#)



W. SUSQUEHANNA AVE

## Lease - Retail/Office w/ additional 2<sup>nd</sup> Floor Office Space & Yard

1345 W. Susquehanna Ave, Philadelphia, PA

**2<sup>ND</sup> FLOOR:**

*office or Apt.*



**FLOORPLAN:**

*Rest*

*2<sup>nd</sup> Floor - suit for rest*

