

850 Summit Street Darby, PA 19023

Net Lease Industrial Warehouse

Essential Data

		Tenant	Monthly Rent	Gross SF	Leases Exp	
Neighborhood	Darby Borough	1	Church	\$3,000	6,000	month to month
Commercial Units	10	2	Church	\$3,000	6,000	month to month
Stories	2	3	Storage	\$1,000	1,000	month to month
Floors	2	4	Auto Repair	\$3,000	7,000	03/01/24
Separate Buildings	3	5	Auto Repair	\$1,500	2,000	month to month
Address	850 Summit	6	Office	\$1,500	2,000	month to month
Tax ID	14-00-03297-00	7	AutoBody	\$2,000	3,000	month to month
Building Material	Brick & Masonry	8	Auto Repair	\$3,000	6,000	month to month
Building SF	47,000	9	Church	\$3,000	6,000	month to month
Lot Dim	197 x 234	10	Auto Repair	\$3,500	8,000	month to month
Lot Area SF	46,098			24,500	47,000	
Ceiling Height	15'		Yearly Rents	\$294,000		
Zoning	R2 Comm & Indus					
FAR-Actual			Asking Price	\$5,300,000		
FAR-Max						
Max SF			Multiplier	\$18		
Buildable SF						
Taxes-2020 being challenged	\$14,216		Price Per SF	\$113		
Tax ID	14-00-03297-00					
Tax Map	5		Cap Rate	5.2%		
Lot Number	543-000					
Year Built	1914		Gross Rents	\$294,000		
Real Estate Taxes	Tenants Pay		Expenses			
Property Insurance	\$5,000.00		Taxes***	\$14,216		
Maintenance & Repairs	Tenants Pay		Insurance	\$5,000		
Heating	Tenants Pay		NOI	\$274,784		
Electric	Tenants Pay					
Water & Sewer	Tenants Pay					
			****Owner pays real estate tax & insurance			
Sprinkler System	Throughout		*** Taxes imposed at \$40k, Owner challenged. Now in superior court.			