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COMMERCIAL

# 304 N CHESTER PIKE

GLENOLDEN, PA 19036



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## PROPERTY OVERVIEW

We are pleased to present a unique investment opportunity in Glenolden, featuring a fully occupied mixed-use property with significant income potential. The owner is offering both the established veterinarian practice and the building for sale, though they are open to selling them separately. This property includes three total units on a 45 x 200 lot with a detached garage and additional parking spaces. The first floor commercial space is currently outfitted for a veterinarian practice, featuring two exam rooms, a lab, kennel, and waiting room. This versatile space can be maintained as a veterinary practice or repurposed for other business uses. The veterinarian practice itself is available for sale; please contact the agent for further details. The second floor comprises a one-bedroom, one-bath unit with a large den, while the third floor offers a two-bedroom, one-bath unit with a den. All units are fully occupied, providing immediate rental income. Competitive market rents for all three units enhance the property's cash flow potential. Situated in the Chester Pike Commercial Corridor, this location offers excellent visibility and access to a steady stream of potential clients and tenants. This property represents a compelling investment with the dual benefit of a thriving commercial space and high-demand residential units. To learn more about this exceptional opportunity, please contact us directly.

### MIXED USE

Property Type

5

Parking Spaces

**3,840 SF**

Building Total SF

3

Number of Stories

**9,000 SF**

Lot Size

3

Number of Units

**FOR SALE: \$365,000**





# RENT ROLL

UNIT	BED	BATH	RENT
UNIT 2	1 Bed	1 Bath	\$1,200/mo
UNIT 3	2 Bed	1 Bath	\$1,200/mo
COMMERCIAL SPACE	\$1,843.79	1 Bath	\$1,500/mo

Animal Hospital

# EXPENSES

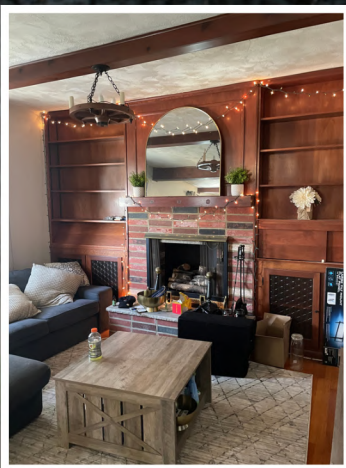
Utilities	\$1,511.56
Landscape	\$1,843.79
Trash	\$1,407.00
Alarm	\$250.56
Donation Fire	\$50.00
Miscel	\$302.00
Extra Pay Cess	\$950.00
Insurance	\$3,000
Taxes	\$7,673
Total Expenses	\$16,987.91

Animal Hospital











# GLENOLDEN, PA

## OVERVIEW

Glenolden, PA is a thriving commercial hub offering a blend of suburban charm and urban convenience. Situated just minutes from major highways and public transportation, this vibrant community is an ideal location for businesses seeking accessibility and growth. With a robust infrastructure, a diverse mix of retail, office, and industrial spaces, and a supportive local government, Glenolden provides a dynamic environment for enterprises to flourish. Its proximity to Philadelphia enhances its appeal, making it a strategic choice for companies looking to establish a strong regional presence.

**7,190**

Total Population

**2,795**

Total Households

**38.1**

Median Age

**\$89,380**

Average Household Income

SOURCE: [point2homes.com](https://www.point2homes.com) | Glenolden, PA Demographics





## LOCAL RESTAURANTS

- Falone's Pizzeria & Beer
- Shugar Shack Soul Food
- Everything Jamaican
- Hong Kong Restaurant
- A.J. Stephens Crab House and Bar
- Peet's Coffee & Tea
- Talluto's Authentic Italian Food
- Pie-Zons
- Piazza Napoli Pizza
- Liberato's Pizza
- Genoa Pizza & Grill
- Briarcliffe Bar & Grill
- Bruno Pizza Villa
- All Town Pizza
- Double Decker Pizza

## BREWERIES + WINERIES

Breweries:

- Ship Bottom Brewery Blendery & Barrel House - Swarthmore, PA
- Sterling Pig Brewery - Media, PA
- The Larimer Beer Company - Chester, PA

Wineries:

1. Vino Bambino Winery - Broomall, PA
2. Penns Woods Winery - Chadds Ford, PA
3. Chaddsford Winery - Chadds Ford, PA

## THINGS TO DO

- John Heinz National Wildlife Refuge at Tinicum
- Ridley Creek State Park
- Harrah's Philadelphia Casino & Racetrack
- Swarthmore College and Scott Arboretum
- Wells Fargo Center
- Citizens Bank Park
- Lincoln Financial Field
- Bartram's Garden
- Glenolden Park
- Morton Homestead State Park
- Historic Lansdowne Theater
- Springfield Mall
- Widener University Observatory
- Crozer Park
- Penn State Brandywine Campus
- MacDade Bowl
- Glenolden Station Shopping Center





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