



Agent Full

16 N 9th St, Darby, PA 19023

Active

Commercial Sale

\$545,000



Recent Change: **01/27/2026 : New Active : ->ACT**

MLS #:	PADE2107202	Available SqFt:	6,000.00
Tax ID #:	14-00-02256-00	Price / Sq Ft:	90.83
Ownership Interest:	Fee Simple	Business Use:	Apartment Building, Restaurant/Bar
Unit Entry Floor:	1	Year Built:	1915
Sub Type:	Mixed Use		
Waterfront:	No		

Location

County:	Delaware, PA	School District:	William Penn
MLS Area:	Darby Boro - Delaware County (10414)	High School:	Penn Wood
Subdiv / Neigh:	NONE AVAILABLE	Middle/Junior School:	Penn Wood
Transportation:	Airport less than 10 Miles, Bus Stop less than 1 mile, Commuter Rail Station less than 1 mile, Metro/Subway Station less than 1 mile	Elementary School:	Walnut St
		Cross Street:	Main

Taxes and Assessment

Tax Annual Amt / Year:	\$8,086 / 2025	Tax Assessed Value:	\$74,750 / 2025
School Tax:	\$2,456 / Annually	Imprv. Assessed Value:	\$36,340
County Tax:	\$289 / Annually	Land Assessed Value:	\$38,410
City/Town Tax:	\$1,281 / Annually	Land Use Code:	0
Clean Green Assess:	No	Block/Lot:	364-000

Zoning:	COMMERCIAL
Zoning Description:	2 STY HSE STORE APTS 32x111xIRR

Commercial Sale Information

Business Type:	Apartment Building, Restaurant/Bar	Potential Tenancy:	Multiple
Property Use:	Investment	Building Total SQFT:	6,000 / Estimated
Gross Income:	\$66,000	Gross Schedld Income:	\$66,000
Cap Rate:	9.00		
Net Operating Income:	\$49,200		
Financial Data Source:	Owner		
Income Includes:	Apartment Rentals, Shop rentals		

Expenses

Op. Expense Includes:	Sewer, Water, Insurance, Trash	Annual Gross Expense:	\$16,800
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Building Info

Building Units Total:	4	Building Classification:	Class B
Building Level Count:	1	Construction Materials:	Brick
Building Total SQFT:	6,000 / Estimated	Flooring Type:	Carpet, Laminate Plank, Tile/Brick
		Roof:	Asphalt
		Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT:	0.08a / 3484.8sf / Estimated	Lot Size Dimensions:	32.00 x 111.00
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Parking

Car Parking Spaces	10	Features:	On Street, Parking Lot, Paved Parking, Private
Total Parking Spaces	10		

Interior Features

Interior Features:	Accessibility Features: None
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Utilities

Utilities: No Cooling; Cooling Fuel: None; Heating: Radiator; Heating Fuel: Natural Gas; Hot Water: Multi-tank; Water Source: Public; Sewer: Public Septic

Remarks

Inclusions: Inclusion list available on demand


Agent: Call Lister Michael 610-580-6365 - 24 hour notice

Public: This is the kind of deal investors are hunting for — and rarely find. A rock-solid mixed-use asset producing reliable income from day one, priced at a true 9% cap rate with verified numbers and fully disclosed expenses. No pro formas. No fantasy rents. The property includes a thriving restaurant located just off Main Street, supported by strong foot traffic and long-standing success, plus three well-leased residential units above (two 2BRs and one 1BR) in an in-demand rental market with historically near-zero vacancy. Off-street parking, newer roof, and a well-maintained structure round out a low-maintenance, high-performance investment. All utilities are separately metered (except water). The seller owns all restaurant equipment, and the business itself can be negotiated, creating potential upside beyond the already strong returns. Add this one to your portfolio and let the cash flow do the talking. Opportunities with this level of transparency, stability, and return do not last. Book your showing before someone else does.

Listing Office

Listing Agent: [Michael Gennett](#) (3154223) (Lic# RS212545L) (610) 580-6365
Listing Agent Email: michaelpgennett@gmail.com
Responsible Broker: Dominic Cardone (3120128) (Lic# RM420348-PA)
Listing Office: [Keller Williams Real Estate - Media](#) (KELWLMDA) (Lic# RB066179)
1400 N Providence Rd Ste Suite 1000, Media, PA 19063-2071
Office Manager: Ms. Anne Marie Kerezsi (3154208)
Office Phone: (610) 565-1995 Office Fax: (610) 565-1995
Office Email: klrw709@kw.com

Showing

Appointment Phone: (610) 580-6365  - [Schedule a showing](#)

Showing Contact: Agent Showing Provider: ShowingTime
Contact Name: Michael Gennett Lock Box Type: None
Showing Requirements: 24 Hours Notice
Cross Street: Main
Showing Method: In-Person and Live Video
Directions: On 9th St in first block North of Main St. Property (Darby Diner) om right side in first block

Listing Details

Original Price:	\$545,000	Owner Name:	Christine & Timothy A Dopson
Annual Rental Income:	66,000.00	DOM / CDOM:	1 / 1
Listing Agrmnt Type:	Exclusive Right	Listing Terms:	All Negotiation Thru Lister
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Expiration Date:	07/31/26
Dual Agency:	Yes	Documents Available:	Leases, Seller's Property Disclosure, Lead Paint Disclosure
Sale Type:	Standard	Seller Concessions:	Yes
Listing Term Begins:	01/27/2026		
Listing Entry Date:	01/27/2026		
Possession:	0-30 Days CD, 31-60 Days CD		
Acceptable Financing:	Cash, Conventional, Exchange, FHA		
Disclosures:	Lead Based Paint - State, Prop Disclosure		

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