



## 1339-1347 Windrim Ave

1339-1347 Windrim Ave, Philadelphia, PA 19141



### Zach Behr

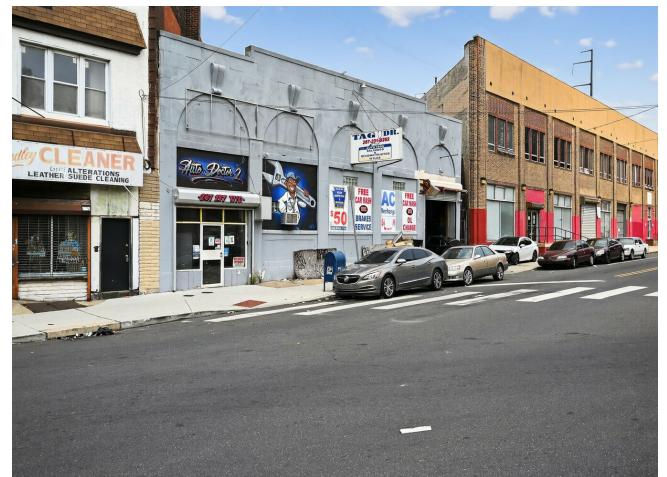
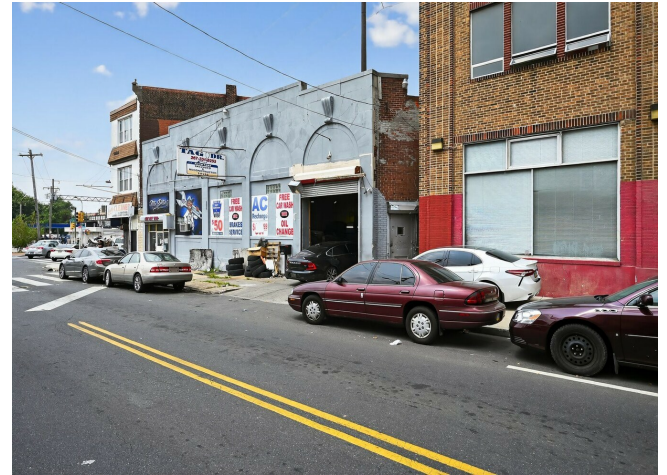
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# 1339-1347 Windrim Ave

\$699,900

Prime Auto Body Shop Investment Opportunity - Exceptional turnkey investment property featuring an established auto body shop with a reliable fifteen-year tenant already in place, ensuring immediate cash flow from day one. The lease goes through 2027. This well-positioned Philadelphia location offers excellent visibility and accessibility for automotive services, with the existing tenant maintaining strong community ties and steady business operations. The property includes all infrastructure for professional auto body work. With lease terms secured through the next two years, this represents an ideal hands-off investment for those seeking stable rental income in Philadelphia's robust automotive service market. The established tenant relationship eliminates vacancy concerns while providing potential for lease renewal and long-term appreciation in this desirable commercial corridor.



Price:	\$699,900
Property Type:	Retail
Property Subtype:	Auto Repair
Building Class:	C
Sale Type:	Investment
Lot Size:	0.21 AC
Gross Building Area:	6,996 SF
No. Stories:	2
Year Built:	1925
Tenancy:	Single
Clear Ceiling Height:	12 FT
Zoning Description:	C2
APN / Parcel ID:	882967555
Walk Score ®:	85 (Very Walkable)
Transit Score ®:	78 (Excellent Transit)

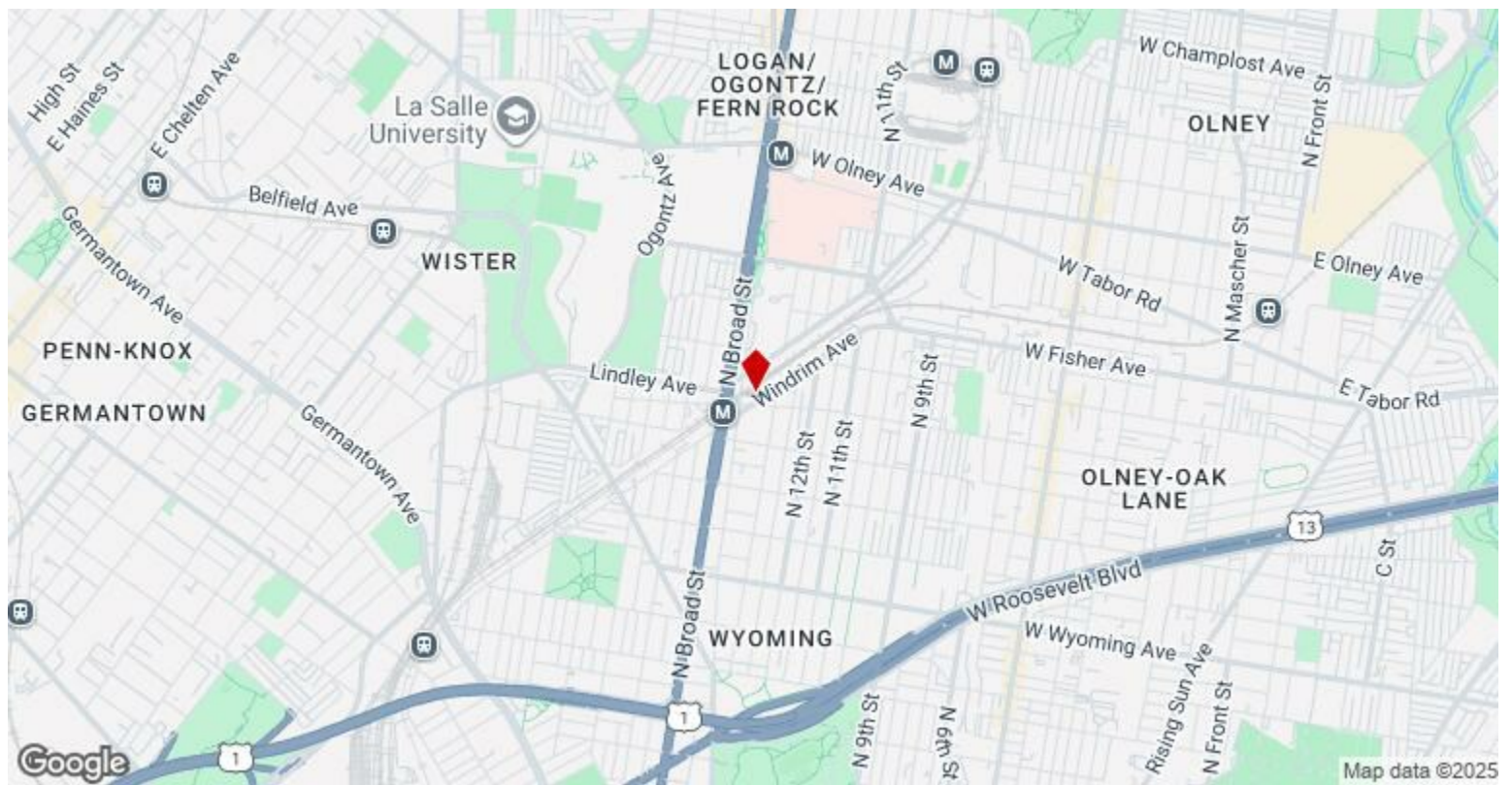
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Amz Auto Doctor	-	December 2027

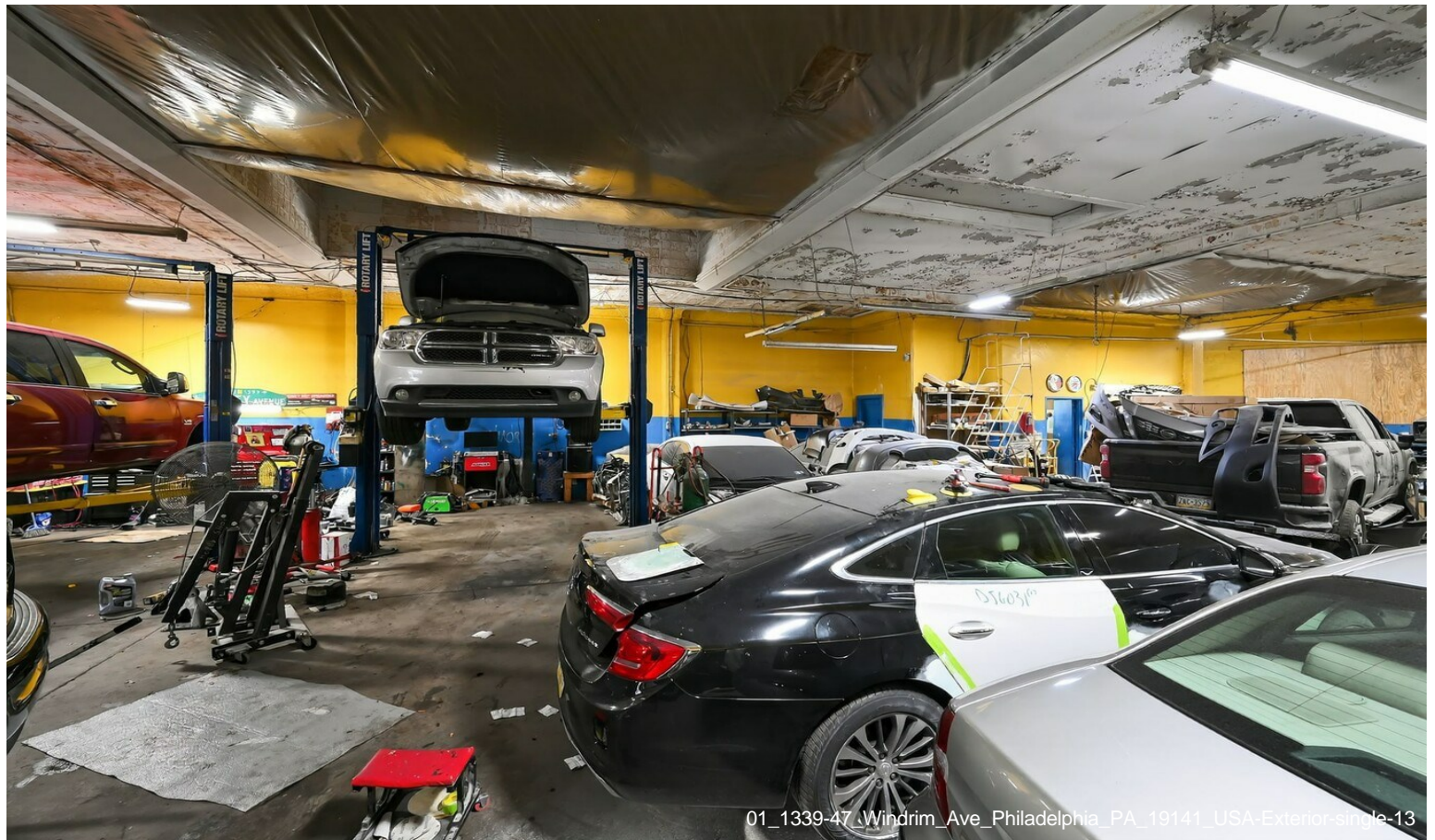




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## Property Photos

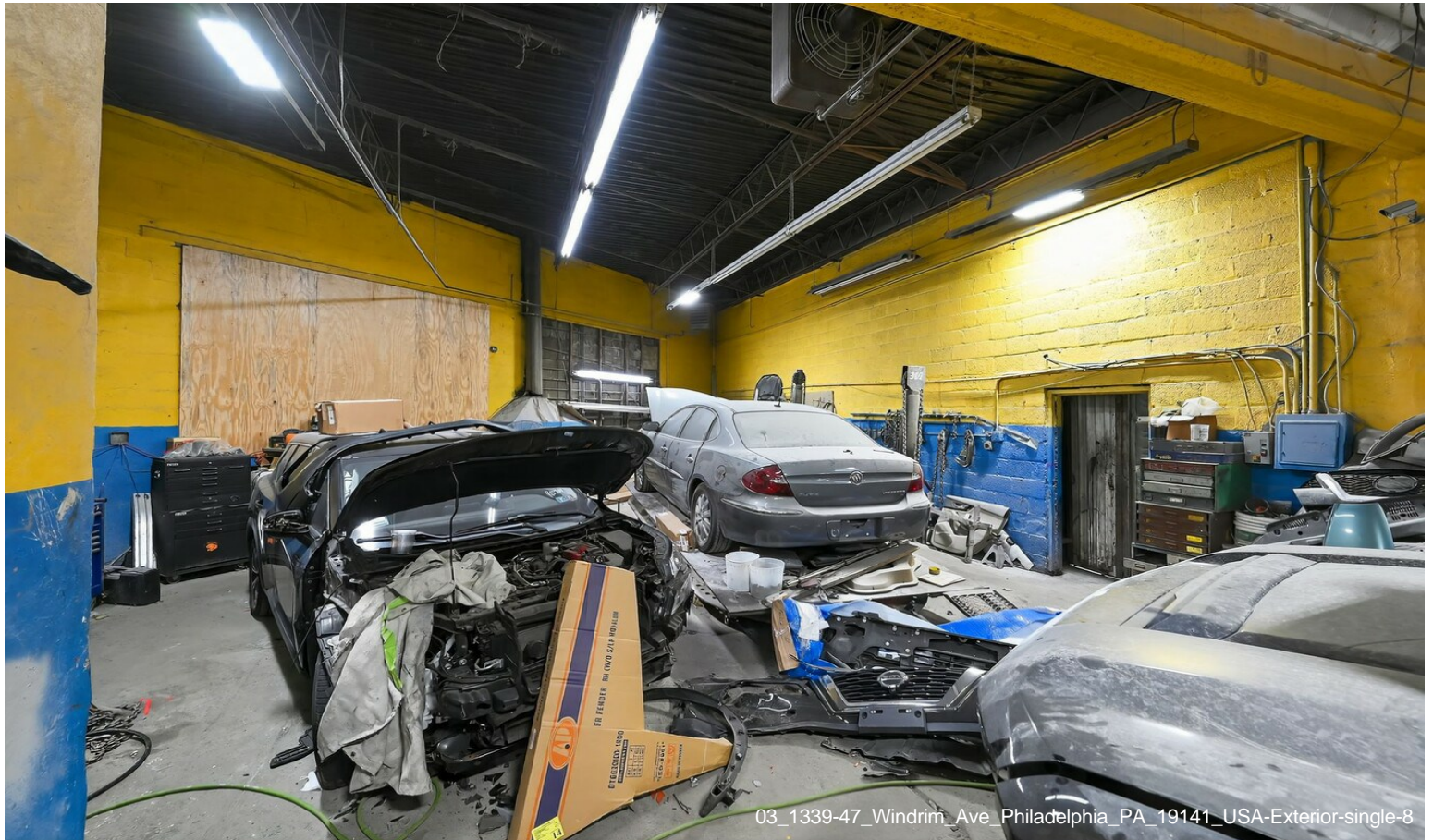




## Property Photos



02\_1339-47\_Windrim\_Ave\_Philadelphia\_PA\_19141\_USA-Exterior-single-7



03\_1339-47\_Windrim\_Ave\_Philadelphia\_PA\_19141\_USA-Exterior-single-8



## Property Photos



15\_1339-47\_Windrim\_Ave\_Philadelphia\_PA\_19141\_USA-Others-single-10