

FOR SALE

# FINANCE BLDG

625-35 E WISTER ST, PHILADELPHIA, PA 19138



## PROPERTY DETAILS

Asking Price	\$386,000
Current Use	Office
Size	4,510 SF
Stories	1
Built/Renov	1989 / 2007
Zoning	RSA-1 Residential Single-Family Attached

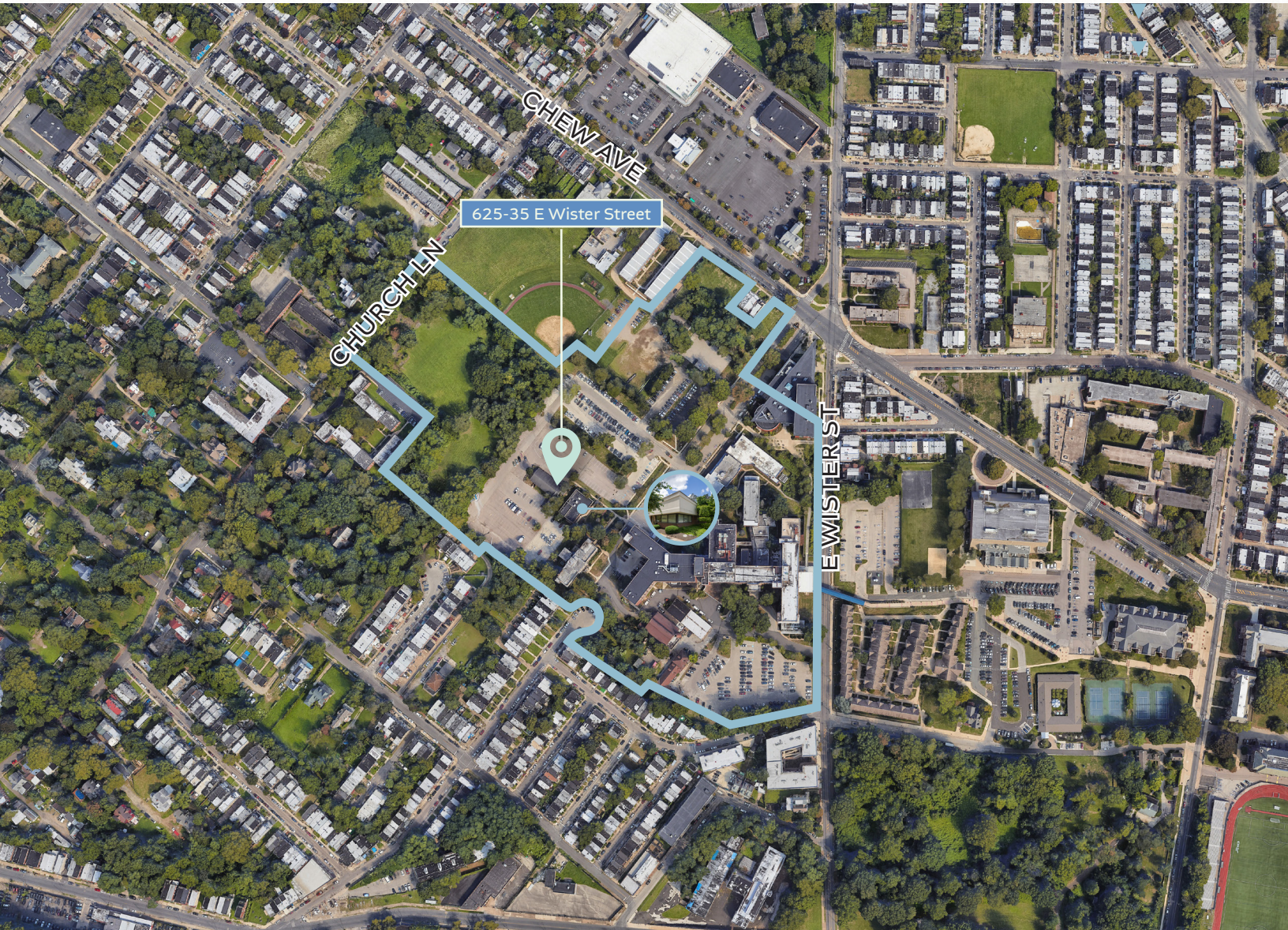
## PROPERTY HIGHLIGHTS

- Property is currently occupied, but will be vacant in 3Q24. It is in “move- in” condition for continued office or medical office use
- Can be purchased together with the adjacent office building of 4,400 SF should a user or investor require additional space
- Zoning (RSA-1) also allows for residential use
- Building benefits from immediate proximity to La Salle University and Willow Terrace Rehabilitation (former Germantown Medical Center)
- Building is part of UNIT 1 of the West Campus Condominium

**NEWMARK**

# FINANCE BLDG

625-35 E WISTER ST, PHILADELPHIA, PA 19138



## NEWMARK

PHILADELPHIA  
2005 Market Street  
Suite 900  
Philadelphia, PA 19103  
t 215-561-8300

[NMRK.COM](http://NMRK.COM)

Licensed in Pennsylvania as Newmark Real Estate

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale and availability are subject to change or withdrawal without notice.

**DAVE DOLAN**  
Senior Managing Director  
t 215-246-2738  
m 609-206-1116  
[david.dolan@nmrk.com](mailto:david.dolan@nmrk.com)

**ANGELO BRUTICO**  
Associate  
t 267-606-0697  
m 610-716-7801  
[angelo.brutico@nmrk.com](mailto:angelo.brutico@nmrk.com)