

MSC

OFFERING MEMORANDUM



PROMINENT THREE-STORY MIXED-USE INVESTMENT PROPERTY
3401 CONRAD STREET, EAST FALLS | PHILADELPHIA PA

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★ EXECUTIVE SUMMARY



MSC is pleased to present 3401 Conrad Street, a prominent three-story mixed-use corner property on one of East Falls' most charming retail corridors. The property includes up to 1,575 SF of ground floor commercial space and two apartments above. Undermarket rents and 1,000 SF of ground floor vacancy create a unique opportunity for an investor or owner-operator to upgrade and stabilize this East Falls landmark.

Projected rent for the vacant storefront is \$2,500+ per month, NNN. Long-term tenant The ArtistHaus Salon leases 575 SF for \$1,650 per month. Two (2) 3BR apartments on the upper floors rent for \$1,750 per month and \$1,850 per month and have rare balconies overlooking Conrad Street and neighbors such as Vegan Vibes and Rutabaga Toy Library.



ASKING PRICE \$1,500,000

CAP RATE 6%



the artist haus.

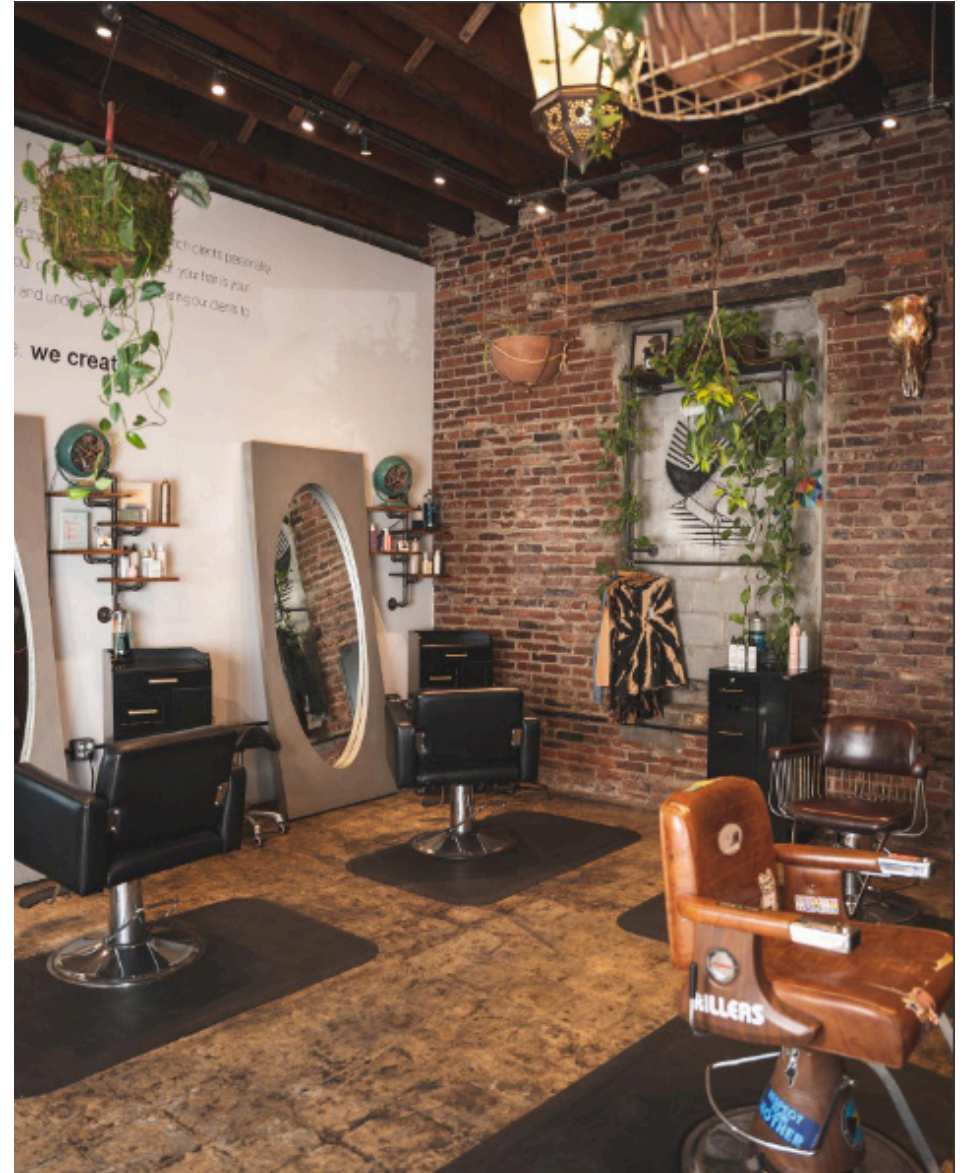
The Artist Haus is a studio focused on creating custom looks aligned to each client's personality, hair texture, and lifestyle.

RETAIL TENANT INFORMATION:

TYPE	Private
WEBSITE	theartisthaus.com
FOUNDED	2018
LOCATIONS	1
RENT	\$1,650 per month NNN

BUILDING INFORMATION:

ADDRESSES	3401 Conrad Street / 3479 Bowman St Philadelphia PA 19129
LOT SIZE / ZONING	1,895 SF / CMX-1
IMPROVED AREA	3,769 SF
RE TAX (2024)	\$4,915
GROSS RENT (CURRENT)	\$63,000 per year, NNN
PROJECTED GROSS RENT	\$93,000 per year, NNN
CAP RATE (STABILIZED)	6%







The background image shows the exterior of a building with a textured white facade. The words "the artisthaus" are written in a large, lowercase, sans-serif font along the top of the wall. Below the name, the address number "3401" is visible. The building features large windows and a sidewalk with potted plants. A white rectangular overlay is centered on the image, containing the MSC logo and contact details.

MSC

For more information, please contact:

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