

INDUSTRIAL FOR SALE

COMMERCIAL NET LEASE INVESTMENT

6552 HAVERFORD AVENUE, PHILADELPHIA, PA 19151



ASKING \$1,350,000

KW COMMERCIAL | MEDIA
1400 North Providence Rd Suite 1000
Media, PA 19063



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

6552 HAVERFORD AVENUE



OFFERING SUMMARY

PRICE:	\$1,350,000
BUILDING SF:	9100
NOI:	\$131,227
CAP RATE:	9.72%
LOT SIZE:	.28 Acres
OCCUPANCY:	100%
GRADE DOORS:	5 Total
CLEAR HEIGHT:	12 Ft.
YEAR BUILT:	1950
YEAR RENOVATED:	2022

PROPERTY OVERVIEW

Commercial Net Investment Property, along a very busy retail corridor, in the Overbrook neighborhood of Philadelphia..

Entire roof replaced in 2022. Traffic counts of 14,983 VPD along Haverford Ave & 66th St. 3 Units, Fully Leased with tenants responsible for all utilities and property maintenance. Landlord responsible for Taxes & Insurance. 12 ft clear height ceilings throughout.

Unit 1 - 4,000 SF General Auto Repair & Service w/Loft Storage
Front and rear roll up doors

4 lifts which belong to the building owner. 2 are above ground lifts, 1 below grade and

1 rotary lift with alignment machine, also belonging to the building owner

Front office area and a total of 2 bathrooms in the space
Heated by force hot air, waste oil heater

Unit 2 - 1,000 SF Auto Tires & Rims

Two bays with roll up doors and 1 below grade lift (building owner's)

Front office area and bathroom

Heated by force hot air, oil fueled heater

Unit 3 - 4,000 SF Electrical Contractor Warehouse & Office Space

Unit 3 entrance is in the rear of the building on Stiles Street

Flex warehouse & office space, and includes 1 bathroom

1 roll up door (12'x12')

Heated by force hot air, oil fueled heater

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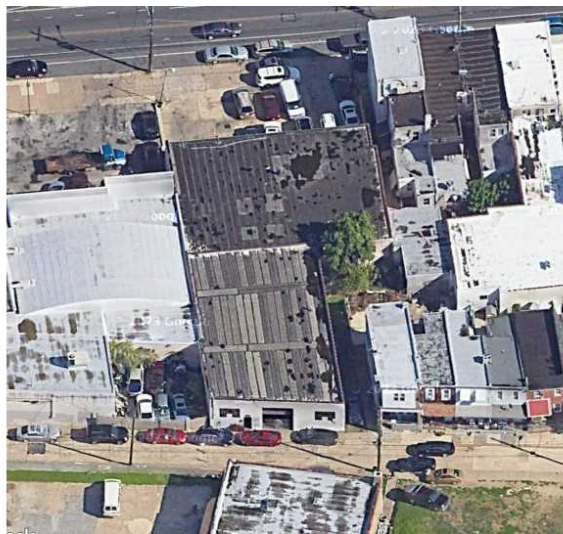
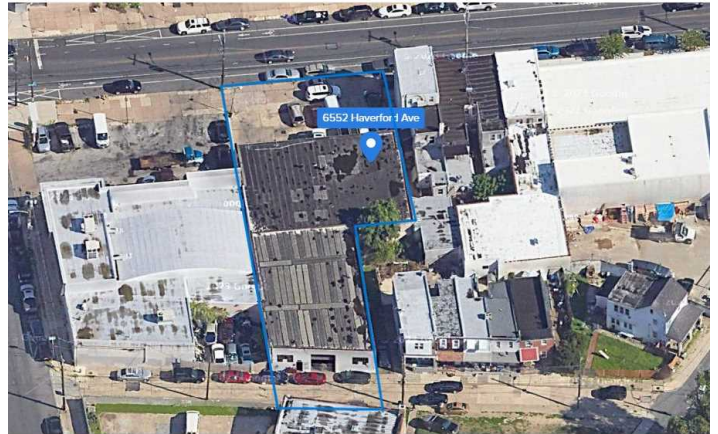
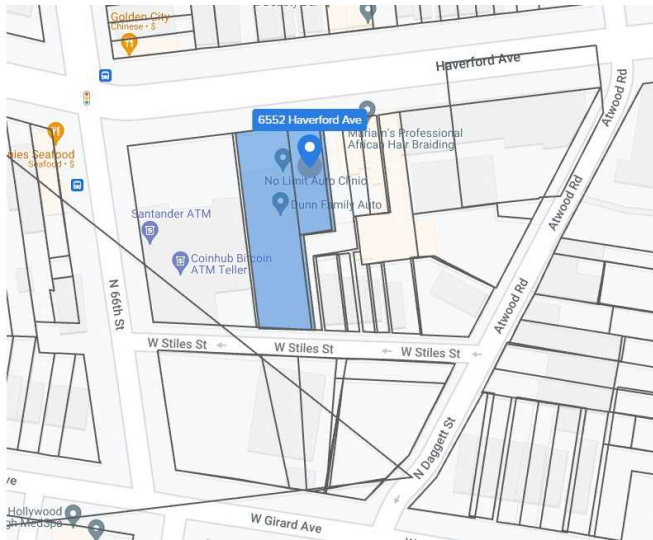


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PROPERTY PHOTOS

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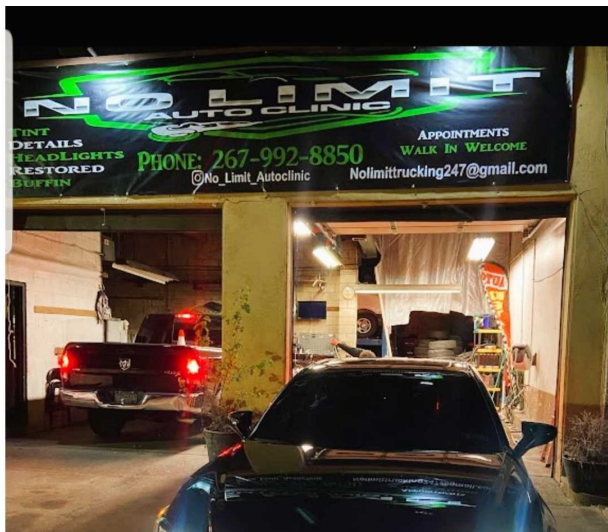
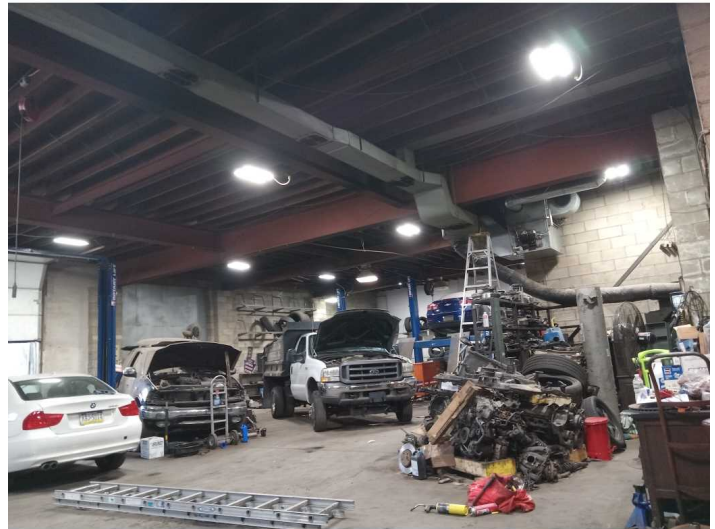
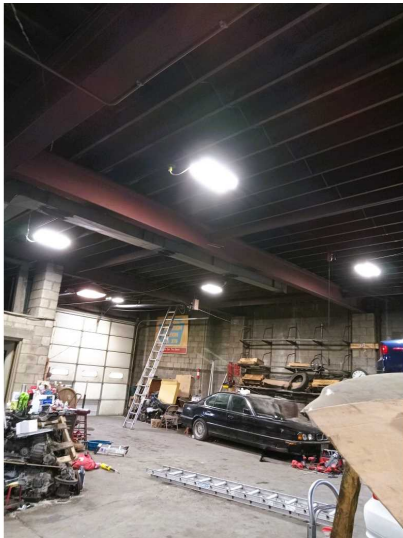


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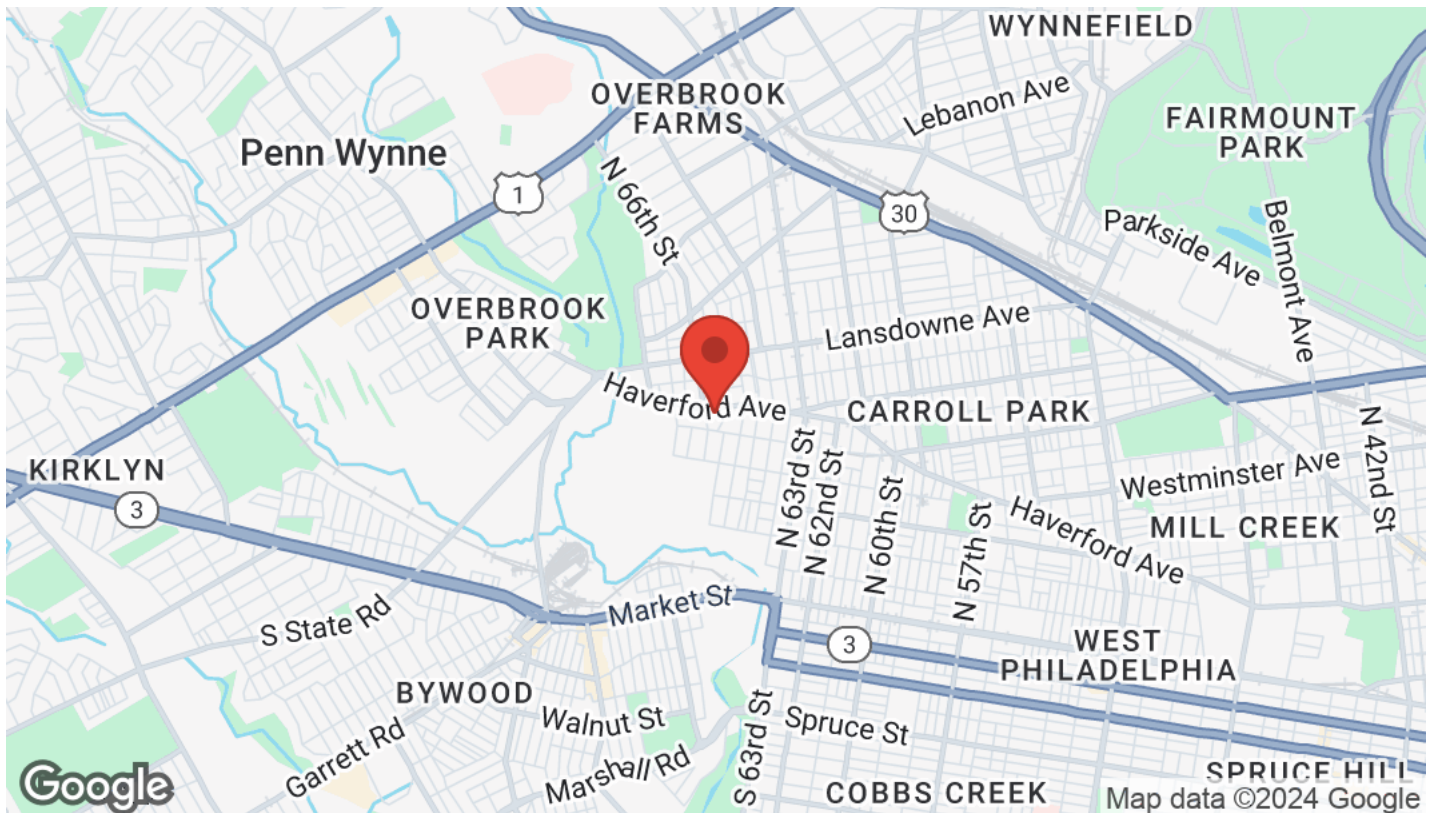


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LOCATION MAPS

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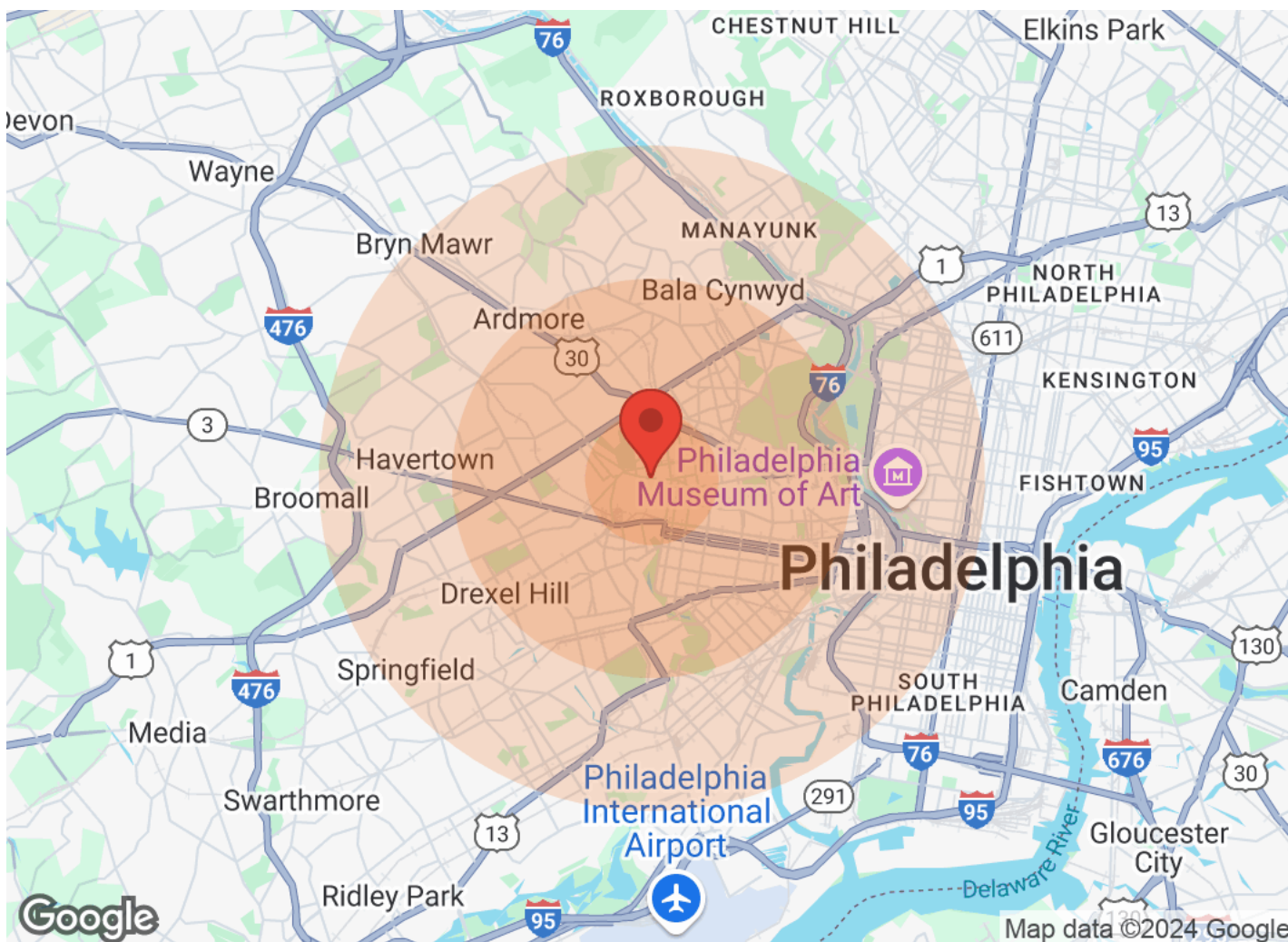


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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	23,375	151,073	361,777	Median	\$33,035	\$35,877	\$39,647
Female	27,221	171,941	402,033	< \$15,000	4,912	27,706	66,380
Total Population	50,596	323,014	763,810	\$15,000-\$24,999	2,910	15,769	36,056
				\$25,000-\$34,999	2,294	14,650	32,260
Age				\$35,000-\$49,999	2,941	17,643	40,879
Ages 0-14	11,266	66,113	144,383	\$50,000-\$74,999	3,604	20,214	49,497
Ages 15-24	7,366	44,018	97,395	\$75,000-\$99,999	1,940	11,216	28,713
Ages 25-54	20,199	134,064	328,436	\$100,000-\$149,999	877	10,826	30,099
Ages 55-64	5,526	35,731	86,019	\$150,000-\$199,999	176	3,726	11,626
Ages 65+	6,239	43,088	107,577	> \$200,000	115	3,604	12,688
				Housing			
Race				Total Units	23,206	143,859	353,739
White	2,861	92,874	318,857	Occupied	20,285	127,213	313,807
Black	43,623	205,109	388,296	Owner Occupied	12,462	70,924	168,775
Am In/AK Nat	52	142	252	Renter Occupied	7,823	56,289	145,032
Hawaiian	9	21	37	Vacant	2,921	16,646	39,932
Hispanic	2,047	11,742	25,472				
Multi-Racial	2,222	16,208	35,520				

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