



FOR SALE | INVESTMENT OPPORTUNITY

6600 LIMEKILN PIKE

PHILADELPHIA, PA 19138

Income-Producing 3-Unit Commercial Property

Two Vacant Units - Value-Add or Owner-Occupant Opportunity

ASKING PRICE: \$610,000

Exclusively Listed By: Steven Gov | Realty Mark Associates - CC | 267-918-0354 | stevengov1@gmail.com

Executive Summary

6600 Limekiln Pike presents an opportunity to acquire a 3,550 SF, three-unit commercial building in Philadelphia. The property is currently improved with one occupied unit leased to 8 Brothers Meat Market & Deli and two vacant units that may be leased or occupied by an owner-user.

The occupied unit is subject to a long-term lease through August 1, 2040. The two vacant areas provide flexible configuration options: they may function as one continuous large unit or as two separated units, with separate entrances and utilities already in place.

Offering Detail	Information
Asking Price	\$610,000
Building Size	3,550 SF
Lot Size	3,750 SF (0.09 AC)
Units	3 Commercial Units
Occupancy	1 of 3 Units
Current Tenant	8 Brothers Meat Market & Deli
Lease Term	Long-term lease through August 1, 2040
Parking	Street Parking
Sale Includes	Real Estate Only

Investment Positioning

- Existing tenant provides in-place income.
- Two vacant units create lease-up and owner-user potential.
- Flexible vacant-space configuration supports one continuous large unit or two separated units.
- Separate entrances and utilities are already in place for the vacant-unit configuration.
- Location is marketed as highly visible and near a local high school.

Investment Highlights

INCOME-PRODUCING ASSET

Long-term leased tenant (8 Brothers Meat Market & Deli) provides stated monthly income through August 1, 2040.

VALUE-ADD OPPORTUNITY

Two vacant units are marketed at an estimated \$1,850 per month each.

FLEXIBLE OPTIONS

Vacant space can operate as one continuous large unit or two separated units, with separate entrances and utilities already in place.

STRONG LOCATION

Limekiln Pike location near a local high school, with daytime traffic and neighborhood visibility.

AFFORDABLE BASIS

At \$610,000, the asking price is approximately \$172 per building SF.



Financial Overview

The following figures are carried from the current marketing brochure and are presented as stated/illustrative information rather than a stabilized NOI analysis.

Current Income (Stated)	Monthly	Annual
8 Brothers Base Rent	\$2,500	\$30,000
Water Reimbursement	\$75	\$900
Use & Occupancy Tax Payment	\$145	\$1,740
Total Current Collections	\$2,720	\$32,640

Potential Income - Fully Leased	Monthly	Annual
8 Brothers Base Rent	\$2,500	\$30,000
Vacant Unit #2 - Estimated	\$1,850	\$22,200
Vacant Unit #3 - Estimated	\$1,850	\$22,200
Water Reimbursement	\$75	\$900
Use & Occupancy Tax Payment	\$145	\$1,740
Potential Total Collections	\$6,420	\$77,040

Known Annual Expenses	Annual
Real Estate Taxes	\$4,149
Building Insurance	\$5,511.12
Total Known Annual Expenses	\$9,660.12
Preliminary Annual Income After Known Expenses	\$67,379.88

Important: This is not a stabilized NOI or formal capitalization-rate analysis. Other operating expenses, vacancy, maintenance, utilities, management and ownership costs are not included in the source figures and should be independently underwritten.

Tenant & Property Details

Tenant Detail	Information
Current Tenant	8 Brothers Meat Market & Deli
Base Rent	\$2,500 / month
Water	\$75 / month
Use & Occupancy	\$145 / month
Total Monthly Payments	\$2,720
Lease Term	Long-term lease through August 1, 2040

Property Detail	Information
Address	6600 Limekiln Pike, Philadelphia, PA 19138
Building Size	3,550 SF
Lot Size	3,750 SF (0.09 AC)
Number of Units	3 Commercial Units
Current Occupancy	1 of 3 Units
Construction Type	Masonry / Stucco
Parking	Street Parking
Sale Includes	Real Estate Only
Landlord Responsibilities	Roof, Structure & Sidewalk
Utilities	Separately metered (verify)

No representation is made here that the roof, structure, or sidewalk was replaced; these items are listed only as landlord responsibilities based on the brochure information.

Location & Traffic

The brochure markets the property as a highly visible Limekiln Pike location near a local high school. The following traffic figures are included as nearby corridor-level counts in the current marketing material.

Roadway / Corridor	Reported AADT
Limekiln Pike (near property)	11,795
Cheltenham Avenue (nearby)	25,144
Ogontz Avenue (nearby)	35,806

Traffic-count figures should be independently verified for current count-station location, year, and applicability to the subject property.



Property Photos



Vacant-space photos illustrate the flexible interior configuration marketed for lease-up or owner-user occupancy.

Additional Photos & Contact



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Disclaimer

This Offering Memorandum is for marketing and informational purposes only. Information has been compiled from the current brochure, seller-provided information, public records, and third-party sources and is subject to independent verification. Potential rents and financial projections are illustrative and are not guarantees of future performance. Prospective purchasers should independently verify all rents, lease terms, expenses, permitted uses, zoning, dimensions, taxes, insurance, utilities, property condition and other matters material to an acquisition.