



## *Creekside Market and Tap*

7909 High School Rd, Elkins Park, PA 19027



276 Dilworthtown Rd.  
West Chester, PA 19382

PRESENTED BY:

**Rich DiPrimio**

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## Executive Summary



## Offering Summary

Sales Price:	\$1,799,000
Building Size:	7,500 SF
Zoning:	C3- Cheltenham Township

## Property Highlights

- Utilities/Mechanicals less than 10 years old
- Newer Roof
- Newer Floors
- 2 Commercial Kitchens
- Roof replaced in 2018
- Sprinklers installed throughout entire building within past 5 years
- Loading Dock

## Property Overview

KW Commercial is pleased to exclusively present for purchase 7909 High School Road in east Elkins Park, PA. This large 7,500 square foot retail space is versatile, accommodating and great for a brewery, restaurant, catering business, or any other food and beverage concept. Use all of the space yourself or divide it up and rent out to other vendors allowing you to offset your costs. Either way, buyers will be happy to know that the building offers a range of high-quality features designed to support and enhance your operations. Some of those features include an open floor plan for plenty of seating and design configurations, two commercial grade kitchens, newer refrigeration and freezer units, newer floors, utilities, mechanicals, roof, loading dock, and fire suppression sprinklers throughout the building. When purchased as an owner-user property, buyers can qualify for SBA financing which would only require 10% down. Located down town within steps of the train, public transportation, the park, and nearby neighborhoods, 7909 High School Road offers everything you need to get started or expand your current business.



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Financing Options: Only 10% down payment needed!

This property is eligible for SBA financing for an owner-user. SBA loan highlights:

- **Lower Down Payment Requirements:** SBA loans typically require lower down payments compared to conventional loans, allowing you to preserve more of your capital for other business needs.
- **Longer Repayment Terms:** SBA loans offer longer repayment terms, which can result in lower monthly payments and improved cash flow management for your business.
- **Competitive Interest Rates:** SBA loans have competitive interest rates, making them more affordable compared to other financing options available to small businesses.
- **Flexibility in Use of Funds:** SBA financing can be used for various purposes related to your business.
- **Ownership Benefits:** Buying a building with SBA financing allows your business to gain equity in a valuable asset, potentially benefiting from property appreciation and tax advantages associated with property ownership.

**For more information on SBA and other financing options please call:**

**Evan Segal at 215-704-2080 or email: [evan@segalfinancial.com](mailto:evan@segalfinancial.com)**



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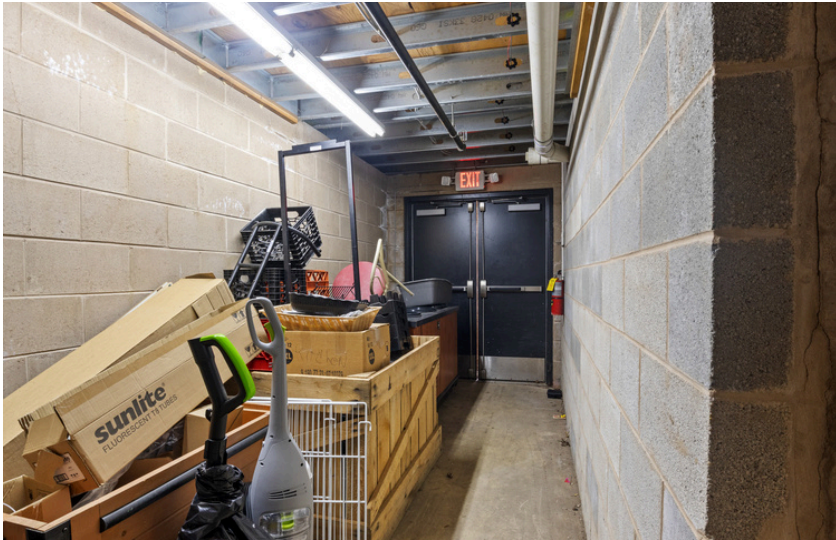
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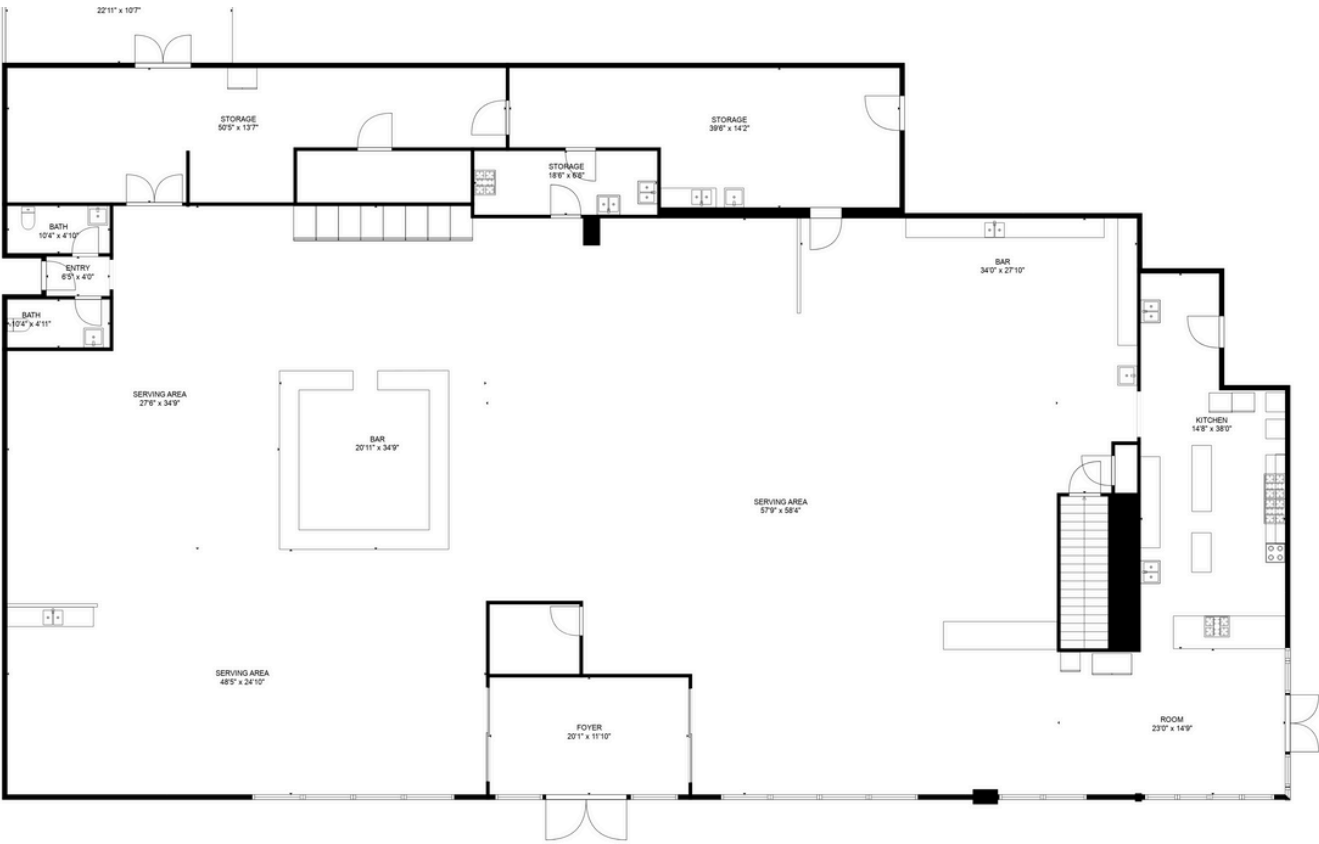
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TOTAL: 7562 sq. ft

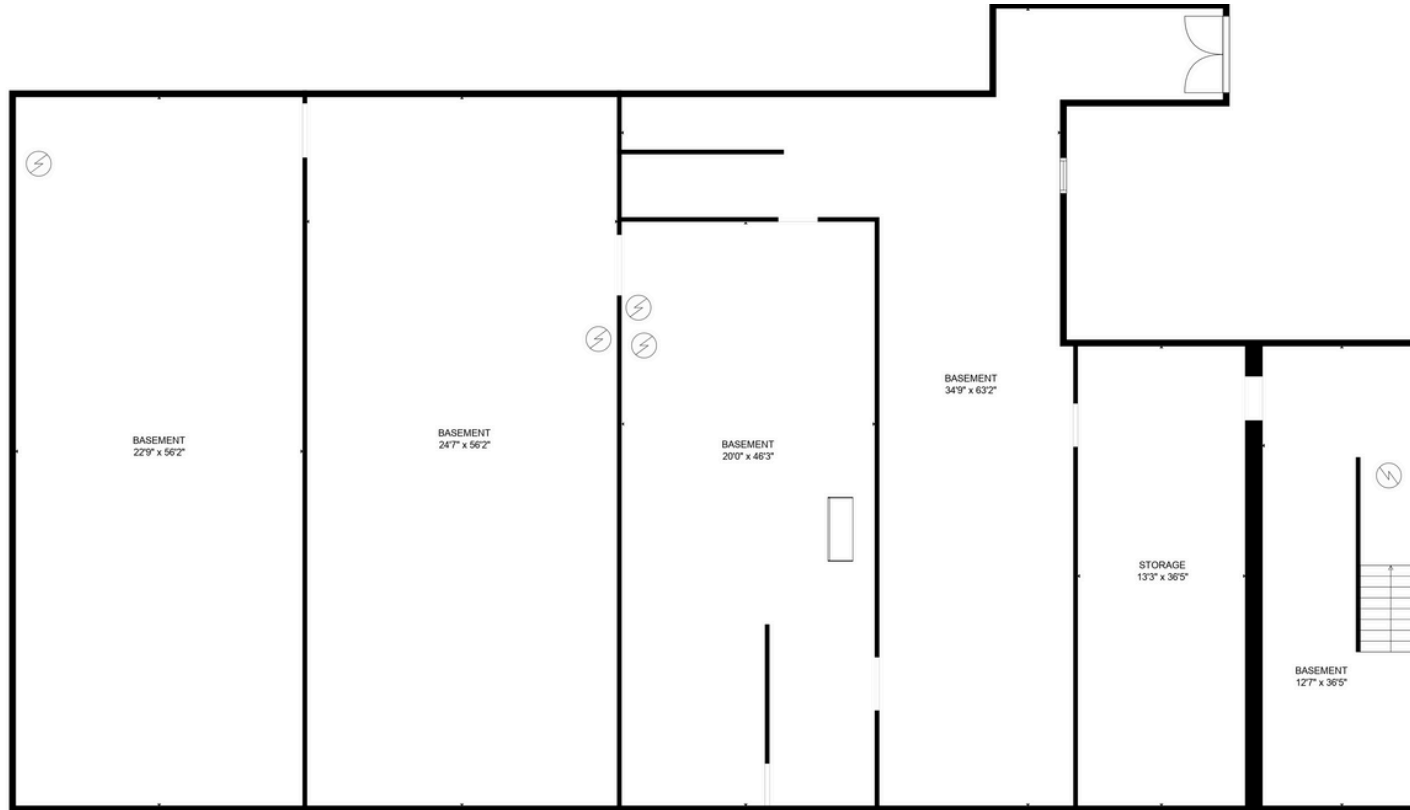


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**TOTAL: 7562 sq. ft**  
Below Ground: 0 sq. ft, FLOOR 2: 7562 sq. ft  
EXCLUDED AREAS: BASEMENT: 5336 sq. ft, STORAGE: 1646 sq. ft, PATIO: 243 sq. ft  
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Location Map



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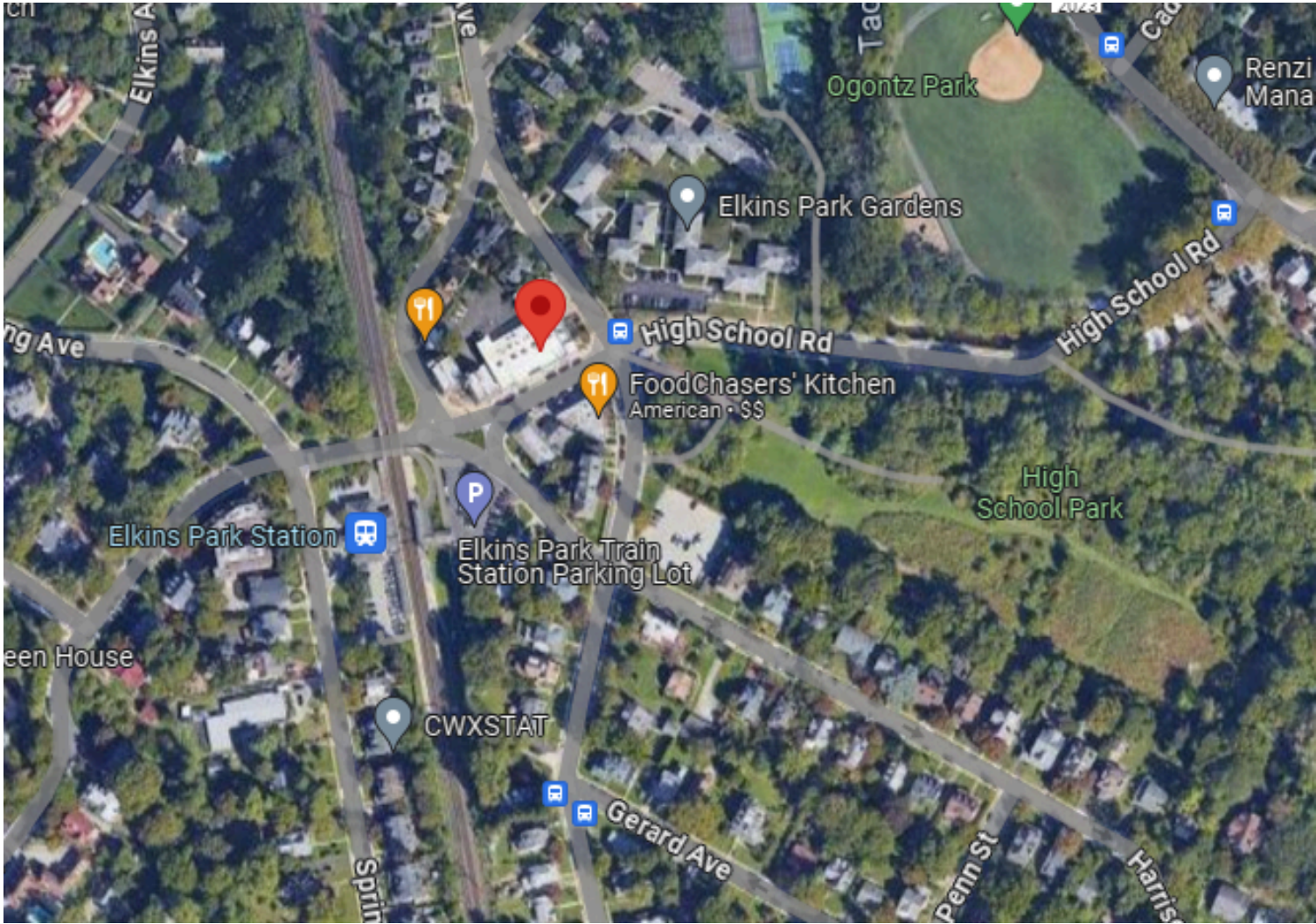
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Ariel Map



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