



OPPORTUNISTIC INVESTMENT IN NORTHEAST PHILADELPHIA

4621-4627 Frankford Ave, Philadelphia, PA

±12,212 SF
Available For Sale



PRESENTED BY:

TOMMY CHOI
TOMMY.CHOI@GREENWOODCRE.COM
215.569.1225 X2

BRIAN EDMONDS, SIOR
BRIAN@GREENWOODCRE.COM
215.569.1225 X1



PROPERTY DESCRIPTION

Located in the Northeast section of Philadelphia, 4621-4627 Frankford Ave is a two-story mixed-use retail and office building ready for a user, investor, or developer. The property is anchored by the retail tenant, Truist Bank, located on the corridor of Frankford Ave directly adjacent with the Market-Frankford subway line.

PROPERTY HIGHLIGHTS

- Truist Bank currently occupies $\pm 3,137$ RSF on the first floor operating as a retail branch
- Effective gross rent for the bank is approx. \$18.38 PSF; under the market's \$20.00 PSF averages
- Retail bank space includes a built-in safe
- Vacant office space available in the basement, first floor, and second floor; measuring $\pm 9,075$ RSF; formerly occupied by a non-profit organization
- Fenced and secured parking in the rear of the property
- Additional parking located at 4608-4614 Paul St measuring for a total of $\pm 8,183$ SF

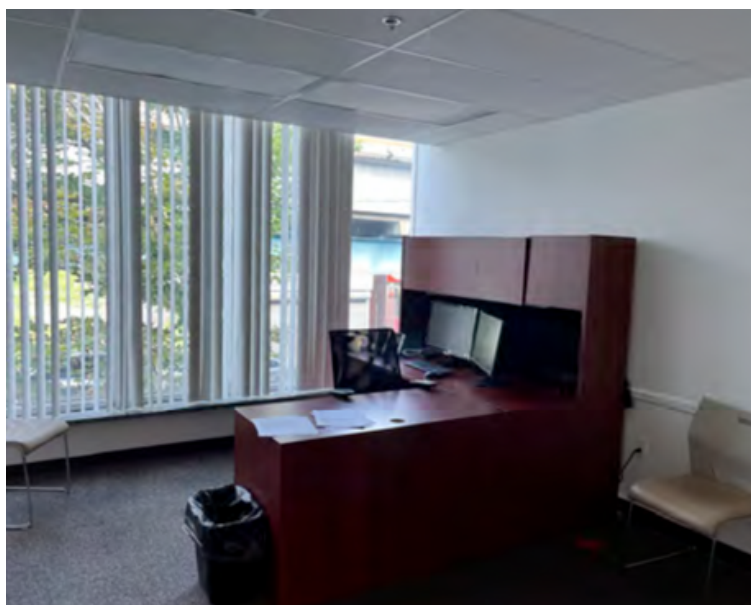
4621-4627 FRANKFORD AVE

Parcel ID:	88-2963500
Property Type:	Retail & Office
Building Size:	$\pm 12,212$ SF
Land Size:	$\pm 33,862$ SF
Zoning:	CMX 2 - Commercial Mixed-Use
County:	Philadelphia
Proximity:	Center City Philadelphia - 7.5 miles Philadelphia Int. Airport - 16.2 miles

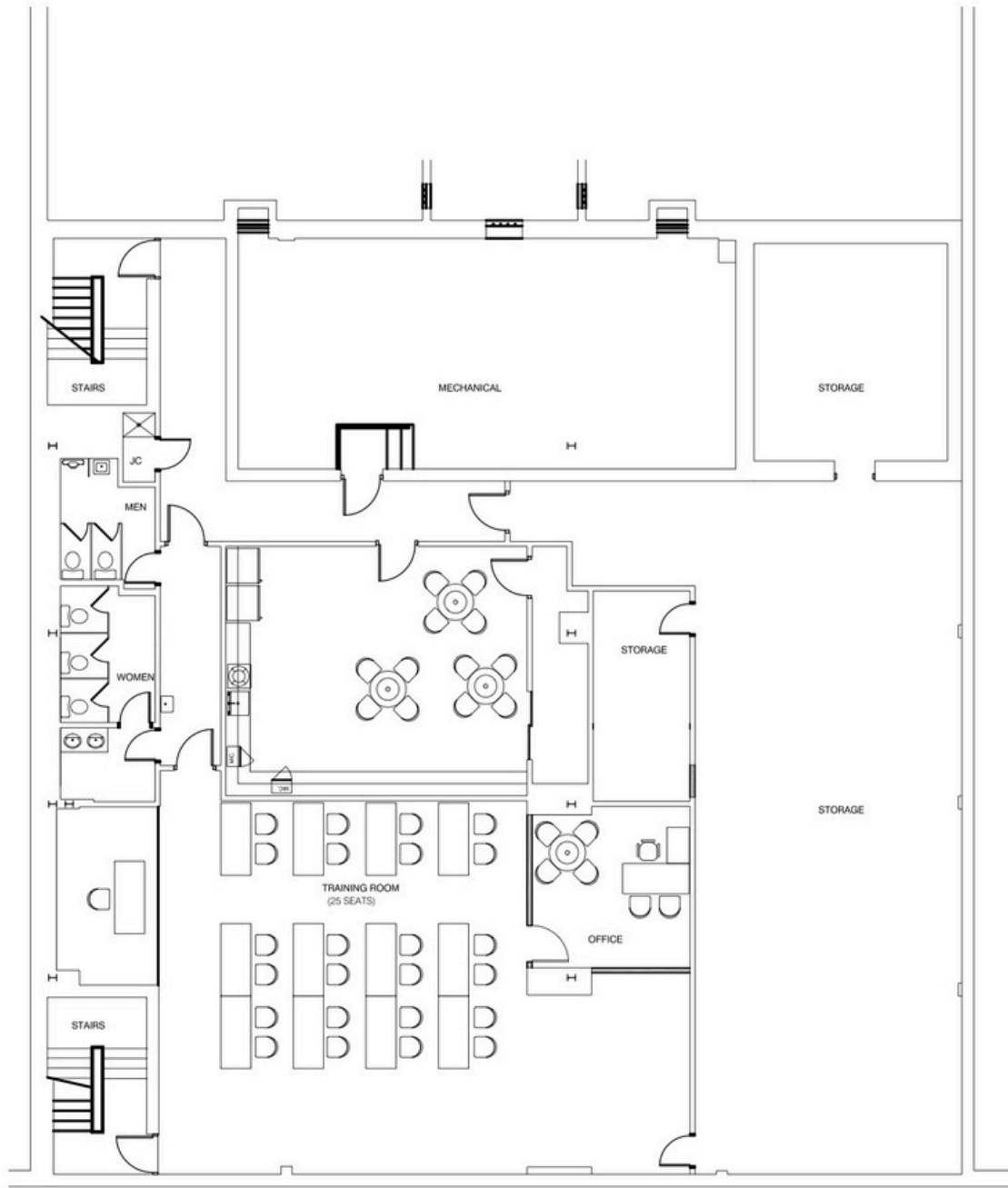
SALE PRICE

\$1,400,000

4621-4627 FRANKFORD AVE



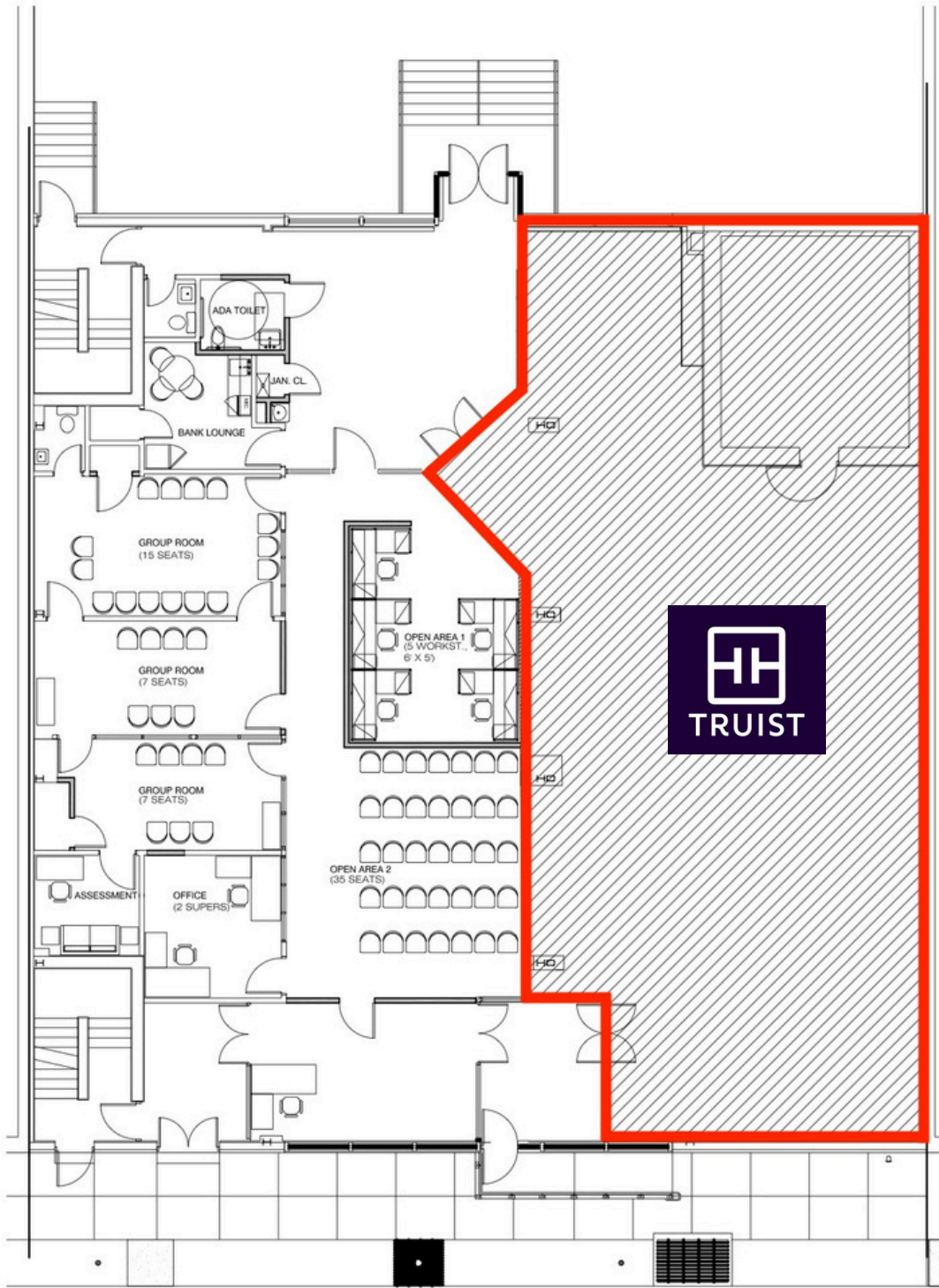
FLOOR PLANS



NETC - FRANKFORD AVE.
TF100.1

BASEMENT FLOOR
SCALE: 1/8" = 1'-0"
JUNE 20, 2007

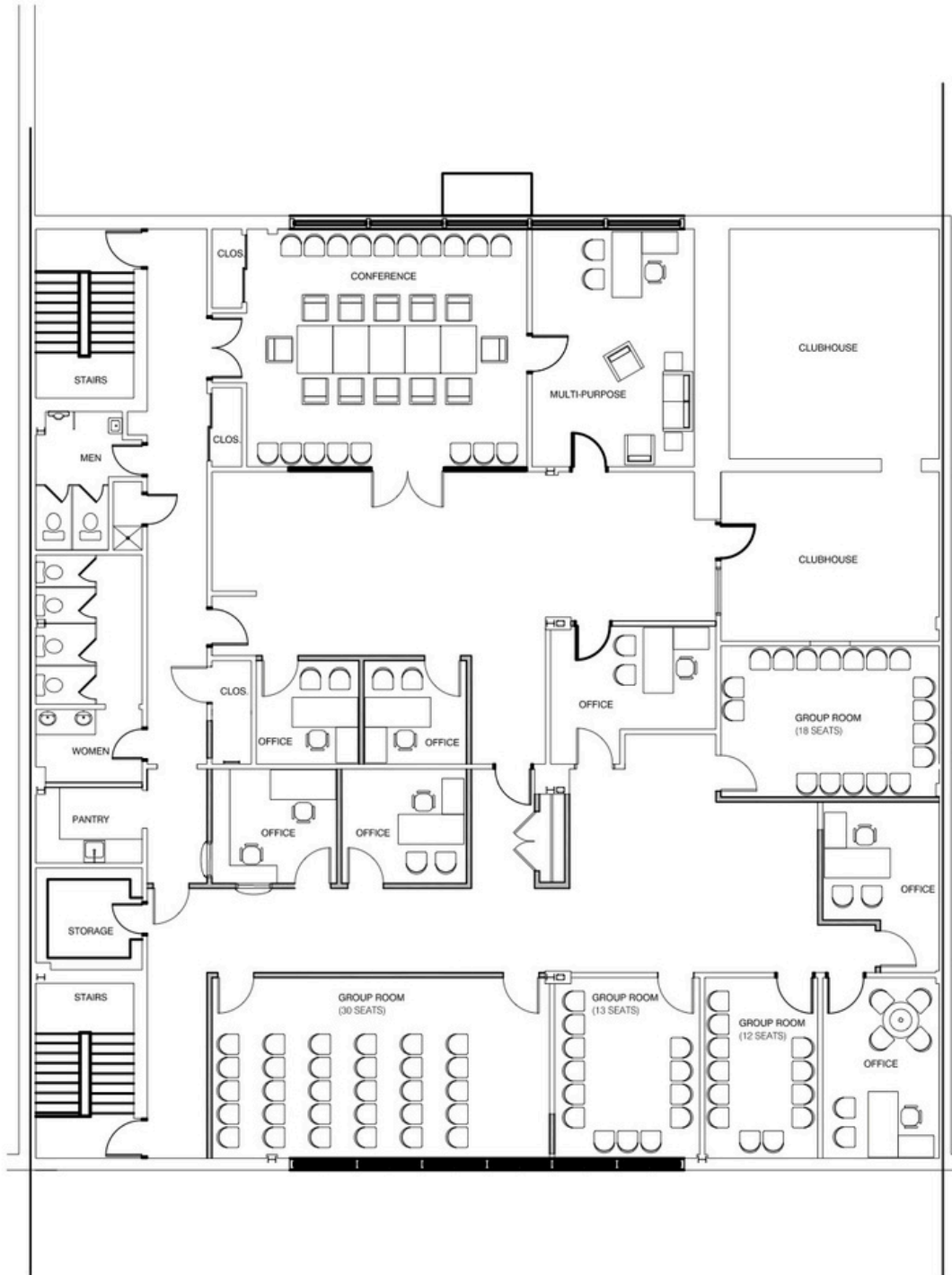
MGZA



NETC - FRANKFORD AVE.
TF101.1

FIRST FLOOR
SCALE: 1/8" = 1'-0"
JUNE 7, 2007

MGZA



NETC - FRANKFORD AVE.
TF102.1

SECOND FLOOR
SCALE: 1/8" = 1'-0"
JUNE 20, 2007

MGZA