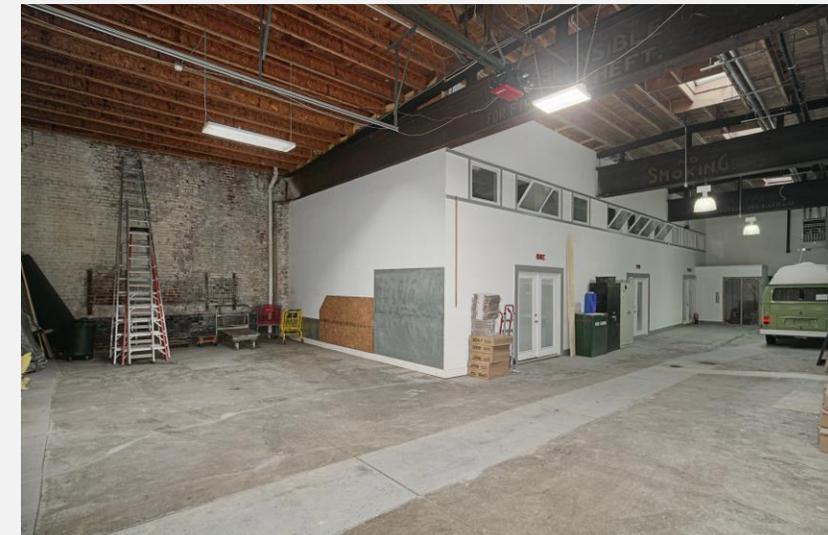
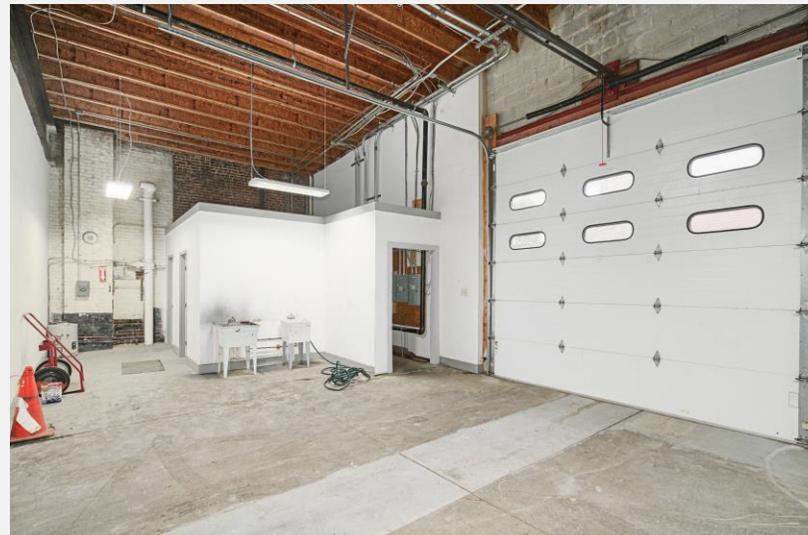




**2969-73 Salmon St. - Philadelphia, PA**

**PROPERTY DETAILS**

- **8200 SF** INCLUDES MEZZANINE | **~6700 SF** FOOTPRINT
- GROSS ANNUAL RENTAL INCOME - **\$84,420**
- **8 UNITS:** 6 ARTIST/CRAFT STUDIOS | 1 LARGE WORKSHOP | 1 APARTMENT
- 19FT CLEAR HEIGHT | DRIVE IN GARAGE DOOR | 2 COMMON AREA BATHROOMS (1 FULL)
- PERFECT FOR OWNER USER OR INVESTOR | CURRENTLY FULLY LEASED WITH SHORT TERM TENANTS
- MULTIPLE VALUE ADD OPPORTUNITIES
- GREAT LOCATION JUST OFF I95 IN PORT RICHMOND
- BUILDING IS IN GOOD CONDITION | NO IMMEDIATE CAP EX



PROPERTY PHOTOS

**2969-73 Salmon St  
Philadelphia, Pa 19134**



# rethink REAL ESTATE



**Ben Puchowitz**  
ben@rethincrealestate.com  
215-913-1434