



2400 W Hunting Park Ave, Philadelphia, PA 19129

\$380,000

Hunting Park Auto Shop

Hunting Park Autoshop



Rich Cassell
PA RS330536
609.217.1577

Listing Added: Today

Listing Updated: Today



Details

Asking Price	\$380,000	Property Type	Industrial, Land, Mixed Use, Special Purpose
Subtype	Commercial	Investment Type	Value Add
Class	C	Lease Type	NNN
Tenancy	Single	Square Footage	1,791
Price/Sq Ft	\$212.17	Cap Rate	11.05%
Occupancy	100%	NOI	\$42,000
Air Rights (sq ft)	38	Units	1
Year Built	1940	Buildings	1
Stories	1	Permitted Zoning	CMX2
Lot Size (sq ft)	3,744	Parking (spaces)	25
Ownership	Fee Simple		

Marketing Description

Unique opportunity to own a tenant occupied auto mechanic garage with a 30 year tenancy. Tenant is behind on payments and seller is prepared forgive all back rents owed and have tenant sign a new lease with the purchaser.

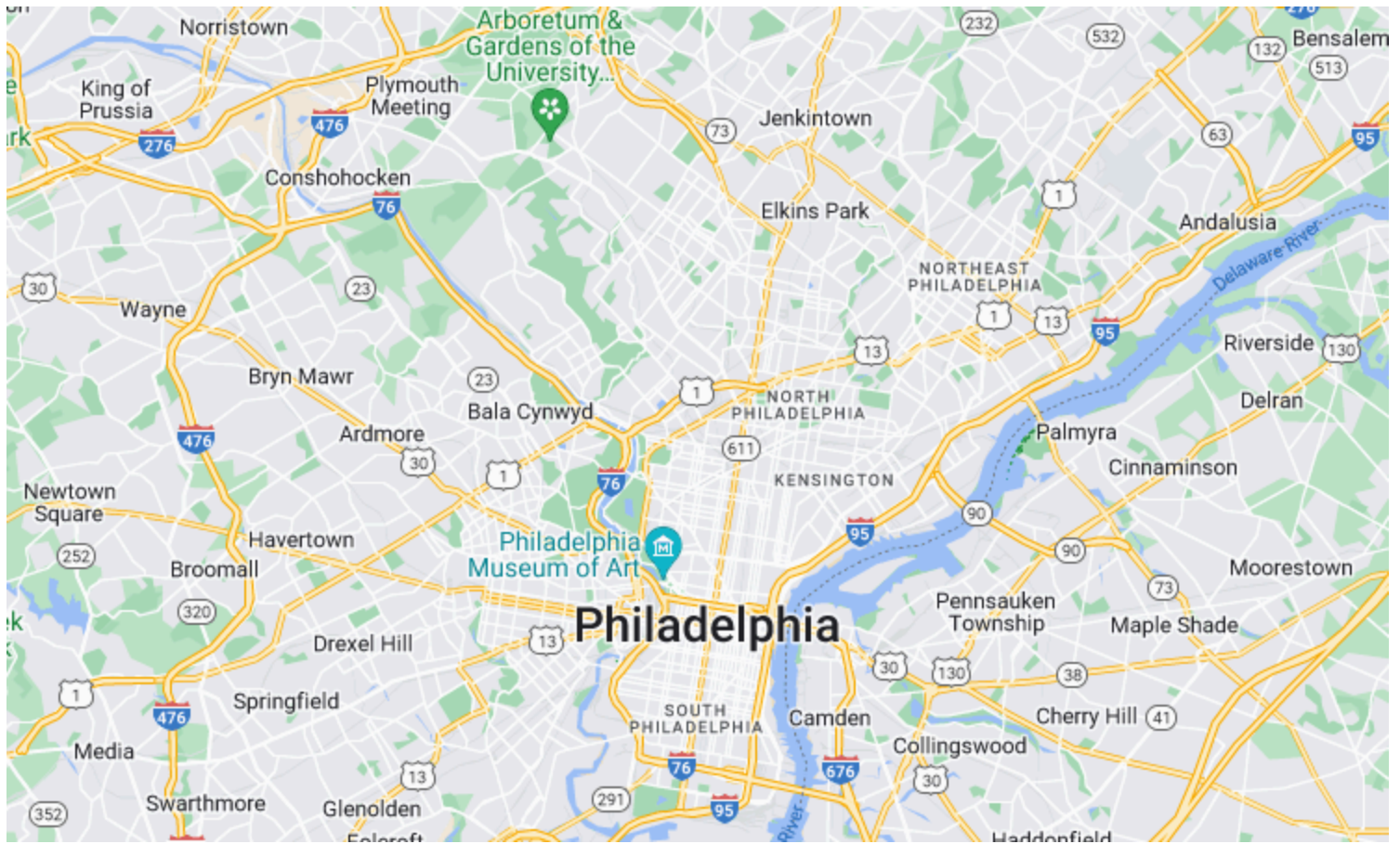
High traffic area and directly across the street from a major development by a pharmaceutical company completely changing the area.

Build 6 units by right based on lot size.

Investment Highlights

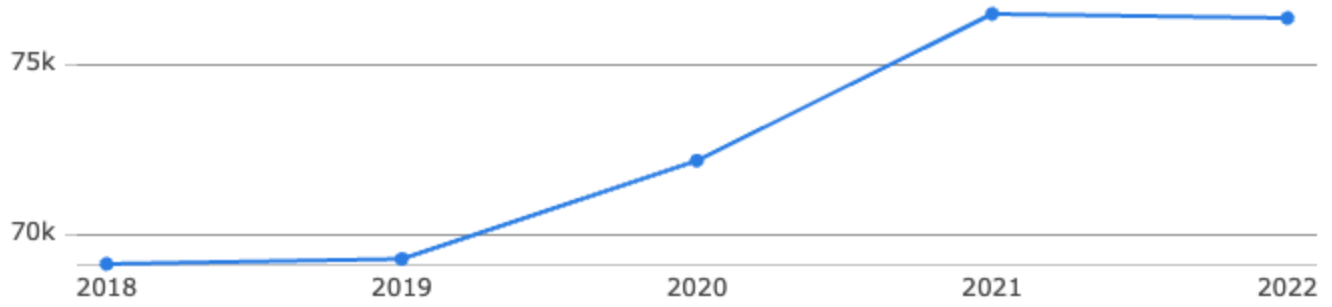
- High traffic area
- Amongst major institutional development
- Value add
- 6 units by right based on lot size

Demographic Insights



76.3k

0% Compared to 76.4k in 2021 ↑ 10% Compared to 69k in 2018



\$34.8k

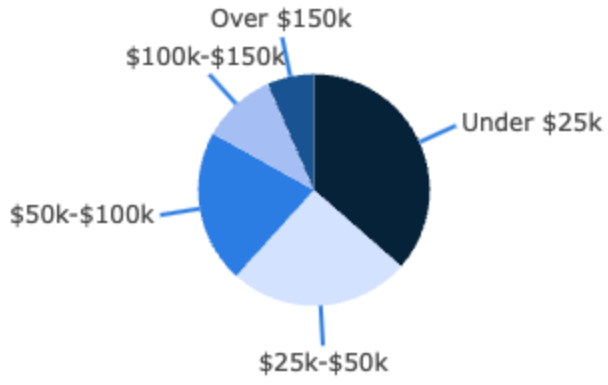
Median Income

\$36.4k

2028 Estimate

↑ **5%**

Growth Rate



37

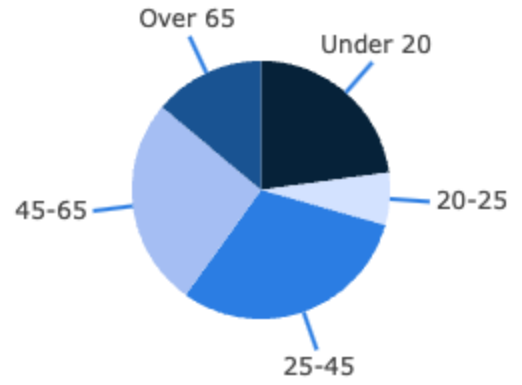
Median Age

40

2028 Estimate

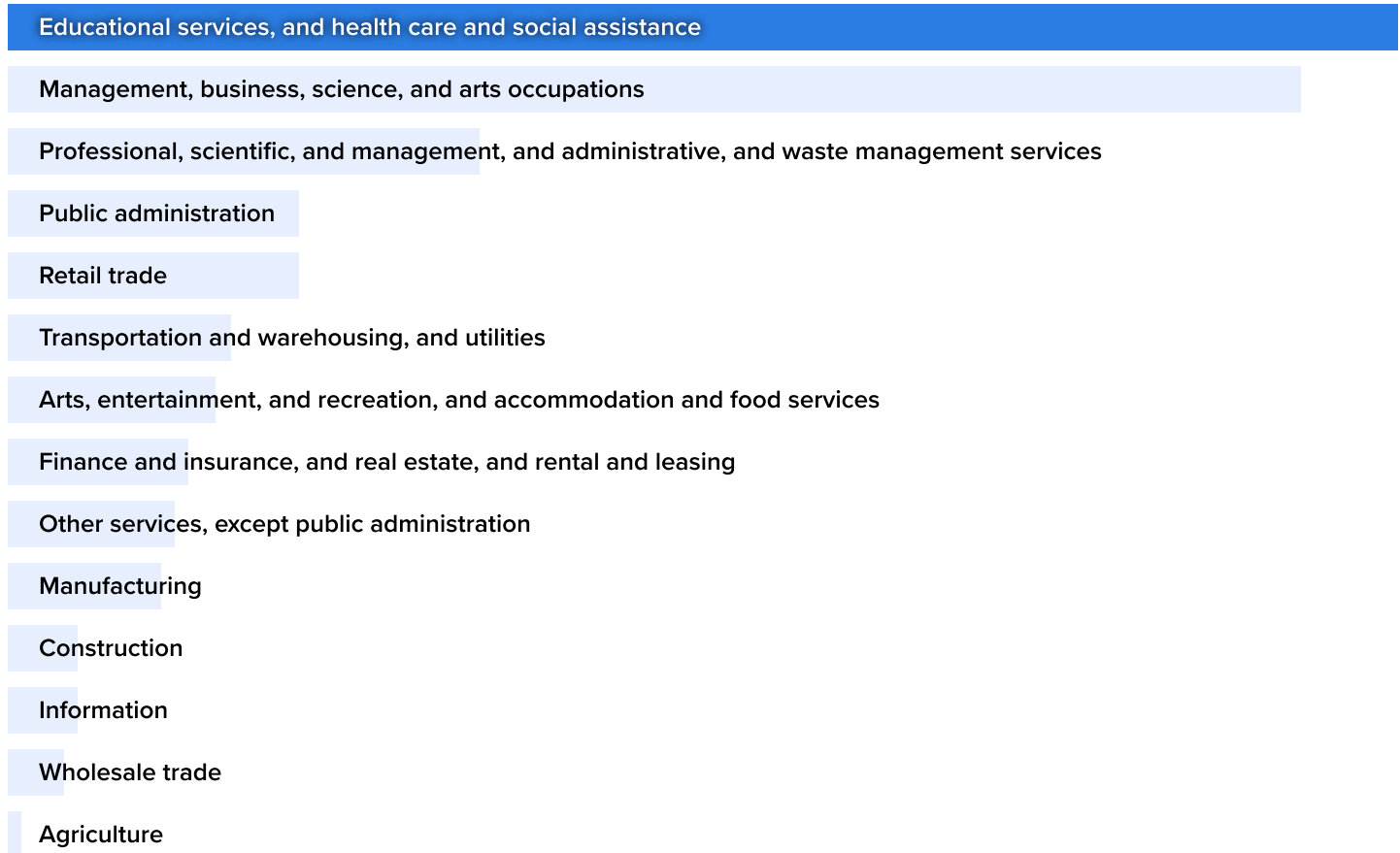
↑ **8%**

Growth Rate



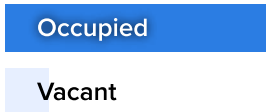
61.8k

Top Employment Categories



5:1

5:1 predicted by 2028



1:1

1:1 predicted by 2028

