

# MSC



## 1600 EAST PASSYUNK AVENUE

EAST PASSYUNK, PHILADELPHIA

3,353 SF THREE-UNIT  
MIXED-USE BUILDING  
FOR SALE



# 1600 EAST PASSYUNK AVENUE

EAST PASSYUNK | PHILADELPHIA, PA

3,353 SF THREE-UNIT MIXED-USE BUILDING FOR SALE

## CONTACT



### VINCENT STIPO

vstipo@hellomsc.com  
215.883.7399

### JACOB COOPER

jcooper@hellomsc.com  
215.883.7402

## JOIN THESE AREA TENANTS



R I V E R T W I C E

## PROPERTY DETAILS

- 3,353 SF three-unit mixed-use building for sale in the heart of Philadelphia's Passyunk Square neighborhood
- Prime corner property, "on the square", with high traffic counts and vibrant mix of retail
- Fully occupied, with under market rents
- Bi-level retail, with tremendous marketability for a variety of retail uses



## DEMOGRAPHICS



**EST. POPULATION**  
1 mi | 112,494



**EST. MEDIAN HOUSEHOLD INCOME**  
1 mi | \$63,061



**EST. TOTAL EMPLOYEES**  
1 mi | 19,949



**EST. MEDIAN AGE**  
1 mi | 35.2

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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### PROPERTY DETAILS

<b>MUNICIPALITY</b>		Philadelphia
<b>PARCEL</b>		871559020
<b>NEIGHBORHOOD</b>		Passyunk Square
<b>ZONING</b>		CMX 2.5
<b>BUILDING TYPE</b>		Mixed-Use
<b>IMPROVEMENT AREA</b>		3,353 SF
<b>LAND</b>		1,159 SF
<b>FLOORS</b>		4 (including lower level)
<b>UTILITIES</b>		Central AC, radiator heat, separately metered
<b>CONSTRUCTION</b>		Masonry

### BUILDING EXPENSES

<b>2021 REAL ESTATE TAXES (ANNUAL)</b>		\$10,740
<b>2021 REAL ESTATE INSURANCE (ANNUAL)</b>		\$5,150
<b>WATER (ANNUAL AVERAGE)</b>		\$1,200

### RENTAL DETAILS

# 1

#### GROUND FLOOR AND LOWER LEVEL RETAIL

±1,600 rentable square feet

**LEASE EXPIRATION** | March 31, 2024

**CURRENT YEAR RENT** | \$3,050 GROSS

Landlord termination right with 120 days notice

# 2

#### SECOND FLOOR ( 2 BEDROOM, 1 BATHROOM)

±900 square feet

**LEASE EXPIRATION** | May 31, 2022

**CURRENT YEAR RENT** | \$1,942 per month

# 3

#### THIRD FLOOR ( 2 BEDROOM, 1 BATHROOM)

±900 square feet

**LEASE EXPIRATION** | April 15, 2022

**CURRENT YEAR RENT** | \$1,500 per month

### MISCELLANEOUS

Fenced, private area for trash storage  
Washer/dryer in both residential units  
Residential units renovated in 2016

*\*Income details and active leases available upon request*

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## MARKET AERIAL

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## INTERIOR PHOTOS

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RETAIL LEVEL ▲

▼ RETAIL LOWER LEVEL



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UNIT 2; 2 BEDROOM, 1 BATH

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UNIT 3; 2 BEDROOM, 1 BATH

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undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

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# MSC