



# herbert yentis & company, inc. realtors

7300 City Avenue \* Philadelphia, PA 19151  
(215)-878-7300 \* Fax (215)-877-0955 \* RB020689A

Email: [locate@yentis.com](mailto:locate@yentis.com) Web: [www.yentis.com](http://www.yentis.com)

Updated 3/03/10

## RETAIL, OFFICE & INDUSTRIAL OPPORTUNITIES

### DELAWARE COUNTY, PA

#### **Lease/Retail**



#### **DREXEL HILL – 1230 TOWNSHIP LINE ROAD**

1800 sq.ft. + full basement; Active shopping center with ample parking and excellent signage visibility. \$3000/mo.+ Corner store.



#### **UPPER DARBY – 8601 WEST CHESTER PIKE**

600 sq.ft. ground floor. Currently used as a Beauty Salon. 3 Powder Rooms. Landlord pays for heat, water & sewer. \$895/month + electric.



#### **UPPER DARBY – 4304 WOODLAND AVENUE**

1344 sq.ft.; C/A. \$,1400/mo+ utilities.

2900 sq.ft. avail immed @ \$2417/month + utilities in “as-is” condition. (Former Rite Aid)

#### **Lease/Office**



#### **HAVERTOWN – 400 TOWNSHIP LINE ROAD**

1500 sq.ft. first floor modern office space. \$2,100/month plus \$1/sq.ft. for CAM plus electric. 2 months free rent for tenant fitout.



#### **HAVERTOWN – 700 TOWNSHIP LINE ROAD**

3 sty office building; Central Air; 1<sup>st</sup> floor 3000sf @ \$13.50/sf and 5300sf @ \$15.50/sf + utilities + 2010 base year taxes; Private Bathrooms, 2 entrances, loads of windows, Partitioned. Good parking; Route 100 train at door. New Elevator! Also for sale at \$1,595,000. Suites from 2100sf+.

Ground lease @ \$150,000/yrNNN for redevelopment for bank use.

### **HIGHLIGHT SHEETS AVAILABLE UPON REQUEST**

**Above information deemed reliable but not guaranteed. Subject to change without notice.**



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### DELAWARE COUNTY, PA (continued)

#### **Sale**

#### HAVERTOWN – 700 TOWNSHIP LINE ROAD

3 sty office building; 15,000 sq.ft. 3 level elevator serviced all brick office building at corner of Route 1 and Grove Place. Located across the street from Septa Route 100 Station. Many building upgrades. Lots of windows. Parking for 56+/- cars. Great visibility and signage on Route 1. \$1,595,000. Also available for lease. Suites from 2100sf+



#### UPPER DARBY - 8418 WEST CHESTER PIKE

Free-standing 2 story office building with great visibility along Route 3. First level features open reception area, 3 private offices and bathroom. Second Level features reception area, 6 private office, 3 storage/file rooms and powder room. \$159,000. HVAC system is non functioning and must be replaced. Also available for rent at \$12/sf.



#### UPPER DARBY - 8400 LANSDOWNE AVENUE - GROUND

4.3+/- acres zoned R-3 to be subdivided and taxes to be determined. \$590,000.



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