



# herbert yentis & company, inc. realtors

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Updated 8/18/10

## RETAIL, OFFICE & INDUSTRIAL OPPORTUNITIES

### PHILADELPHIA, PA

#### **Lease/Retail**



#### **OVERBROOK PARK/PHILADELPHIA – 7586-88 HAVERFORD AVENUE**

2700 sq.ft. + full basement; \$3,000/month; Active area. Great Visibility!



#### **OVERBROOK PARK/PHILADELPHIA – 7598 HAVERFORD AVENUE**

680+/- sq.ft. corner store; \$1,500/month; Active area. Great Visibility!



#### **OVERBROOK PARK/PHILADELPHIA – 7575-7579 HAVERFORD AVENUE**

Endcap 3840+/- sq.ft. (no basement), Available 6/1/10; Central Air; Lots of Windows. \$3,840/months plus CAM & Taxes @ \$800/mo.



#### **OVERBROOK PARK/PHILADELPHIA – 7567 HAVERFORD AVENUE**

960+/- sq.ft. + full basement; new Hot Water Heater; New Central Air; \$1,500/months plus CAM @ \$100/month and excess taxes over the base year of 2010.

#### **NORTHEAST PHILADELPHIA – 10773 BUSTLETON AVENUE BASEMENT ONLY**

1120 sq.ft. at \$400/month.

#### **NORTHEAST PHILADELPHIA – 10819 BUSTLETON AVENUE**

2700+/- sq.ft. freestanding “drive-in” building currently used as M&T Bank. 13 year old building. .43 acre. 190’ of frontage. Traffic light at intersection. Taxes \$9,000/yr. \$125,000/yr NNN



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

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



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## RETAIL, OFFICE & INDUSTRIAL OPPORTUNITIES

### PHILADELPHIA, PA

#### **Lease/Office**

##### OVERBROOK PARK – 7300 CITY AVENUE

830+/- sq.ft. in Professional Office Building available 1/1/11. Ample parking; Elevator; Park View!  
\$1380/month Gross.

190+/- sq.ft. available on 8/15/10. Ample parking; elevator. \$380/month Gross.



#### **Sale**

##### FISHTOWN – 1332 & 1338-1340 CREASE STREET & 1351-55 FRANKFORD AVENUE

Two Refrigerated Buildings and office containing approximately 3700sq.ft., together with fenced in lot running from Crease Street to Frankford Avenue containing approximately 35 parking spaces. Ideal site Owner/User or Redevelopment. \$690,000.



#### **Sale of Business**

##### NORTHERN LIBERTIES – 714-16 W. GIRARDAVENUE

Restaurant/Nightclub called Club Samba open 2 days a week, except for special events. \$ for \$ inventory. Equipment list available upon requires includes kitchen and bar equipment and sound and lighting systems. Restaurant/Dance Hall Liquor License included in sale price. Capacity 230 people. Excellent opportunity in Northern Liberties. Favorable lease terms. Grossing approximately \$500,000 per year. REDUCED \$275,000.



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