



# herbert yentis & company, inc. realtors

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Updated 1/25/12

## RETAIL, OFFICE & INDUSTRIAL OPPORTUNITIES

### PHILADELPHIA, PA

#### **Lease/Retail**



#### **OVERBROOK/PHILADELPHIA – 59<sup>TH</sup> & LANCASTER AVENUE**

6869 sq.ft. to be built; stores from 730 sq.ft. and up; \$18 to \$22/sq.ft.; limited parking; Available November 2011. Excellent visibility; close to public transportation; Tenant pays all utilities; 10 year real estate tax abatement.



#### **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. Traffic Count 36,000 cars daily. Taxes \$9,800/yr. \$115,000/yr NNN

#### **Lease/Office**



#### **OVERBROOK/PHILADELPHIA – 7300 CITY AVENUE**

830 sq.ft. on 1<sup>st</sup> floor of modern, elevator building with park view. \$1,300/month.



#### **OVERBROOK/PHILADELPHIA – 7508 HAVERFORD AVENUE**

3100 sq.ft. former PNC Bank. Great rear parking! \$13/sfNNN.

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

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