

**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

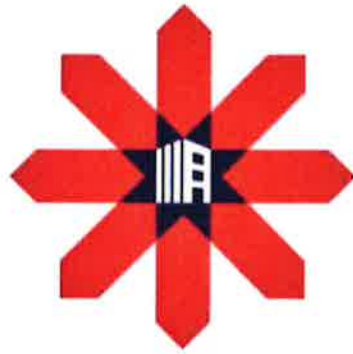
Commercial/Industrial Marketing Exchange

FRIDAY 6/9/23

FEATURED PROPERTIES

&

MEETING RECAP



COMMERCIAL CHAPTER

TRI-COUNTY SUBURBAN
REALTORS®

Commercial/Industrial Marketing Exchange

Tri-County Suburban REALTORS® Board Room
1 Country View Road, Malvern PA 19355, Suite 201

Meeting Agenda – June 9, 2023

8:15am – 8:30am

- **Networking**

8:30am – 9:30am

- **Marketing Exchange**

Bring Your “Haves” and “Wants” – Plus Flyers!

- Quick Pitches
 - Haves
 - cash
 - paper
 - property for sale
 - property for lease/sublease
 - business opportunities
 - with real estate
 - without real estate
 - products & services
 - Wants

9:30am

- **Adjournment, networking, and cleanup**

Next meeting:

- **Friday July 14: 8:15am – 9:30am**

- **Guest Speaker: Jeff Metzger – Food Trade News**



COMMERCIAL
CHAPTER
TRI-COUNTY SUBURBAN
REALTORS®

Commercial/Industrial Marketing Exchange

Print Name	Phone #	Email
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**COMMERCIAL
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**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

FOR SALE

STRIP CENTER

FOR SALE



ABOUT THE PROPERTY

Park Road Plaza consists of +/- 14,082 SF space on 1.04 acres. Presently 100% occupied. Variable sized units allow for great rental flexibility for both retail and office space. Scheduled gross income on base rents per year \$146,820.00. Quality cut block built, this center consist of (2) stories and a basement. +/- 76 parking spaces, visible from I176, and at the corner of State RT 10 and Love Road.

LISTED FOR
\$2,200,000

FEATURES

14082 Square Ft

NOI \$12,909

5.4% CAP RATE

ADDRESS

100 LOVE ROAD, GREEN
HILLS, PA 19607



Lori Livingston
EXP Commercial, LLC
Commercial Associate PA336930
Office: 888-397-7352 ext. 1151
Cell: 484-947-7137
Email: lori.livingston@expcommercial.com

INDUSTRIAL

FOR LEASE OR SALE



57 N 6th Street
Oxford, PA 19363

PROPERTY FEATURES

10.5 ACRES
Zoned Industrial
Poss Railroad Access
Truck Terminal
Public Utilities

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Many Possible Uses

The Property is located is just 4.5 miles from RT 1, and 12 Miles from I-95, 15 miles from Newark, DE.

listed exclusively by:

LORI LIVINGSTON

484-947-7137

lori.livingston@expcommercial.com

www.expcommercial.com



FOR SALE

LISTED AT **895,000**



1800 Willow Spur
Macungie, PA 19062

PROPERTY FEATURES

USDA Approved
(2) Loading Docks
Phase III & Phase I
6478 SF
.8859 Acre Lot

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Business & Real Estate

This Commercial/Industrial Building has been a successful butchery for several years. Ample space for food processing & manufacturing, as this is a USDA approved facility. Perfect for Kosher or Halal Butchery.



listed exclusively by:

LORI LIVINGSTON

484-947-7137

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www.expcommercial.com



54,000 sq. ft. for Lease

1000 Calcon Hook Road

Sharon Hill, PA 19079

Fall 2024 Expected Occupancy



OPENING DOORS... to modern, collaborative workspaces & convenient office space

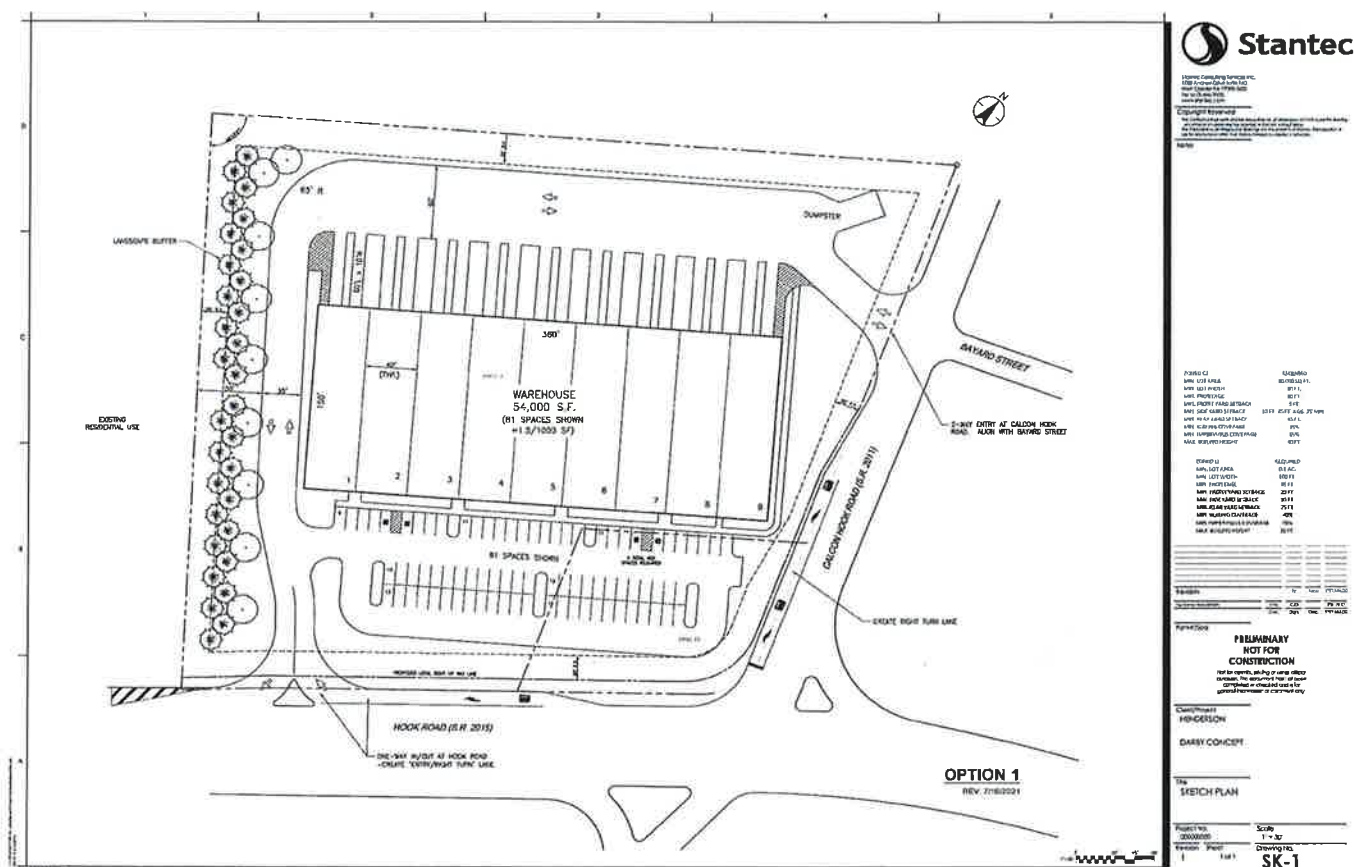
Property Highlights

- Office - TBD per Tenant requirements
- Up to 18 dock height overhead doors
- Electric - TBD per Tenant requirements
- 30-foot clear ceiling height
- Column spacing—40'x50'
- 81 parking spaces
- Limited to Industrial Use Only (IJ)
- SEPTA Route 115 (Delaware County Community College to Philadelphia International Airport)
- SEPTA Wilmington/Newark Line (to/from Center City Philadelphia)
- Just minutes to the Philadelphia International Airport, I-95, I-76 and I-476 ("Blue Route")
- Less than 30 minutes to Center City Philadelphia, Delaware and New Jersey

TO LEARN MORE CONTACT **JOE PATTI** at **610.574.8160** or **JPATTI@HENDERSONGROUPINC.COM**



Aerial view



Sketch Plan

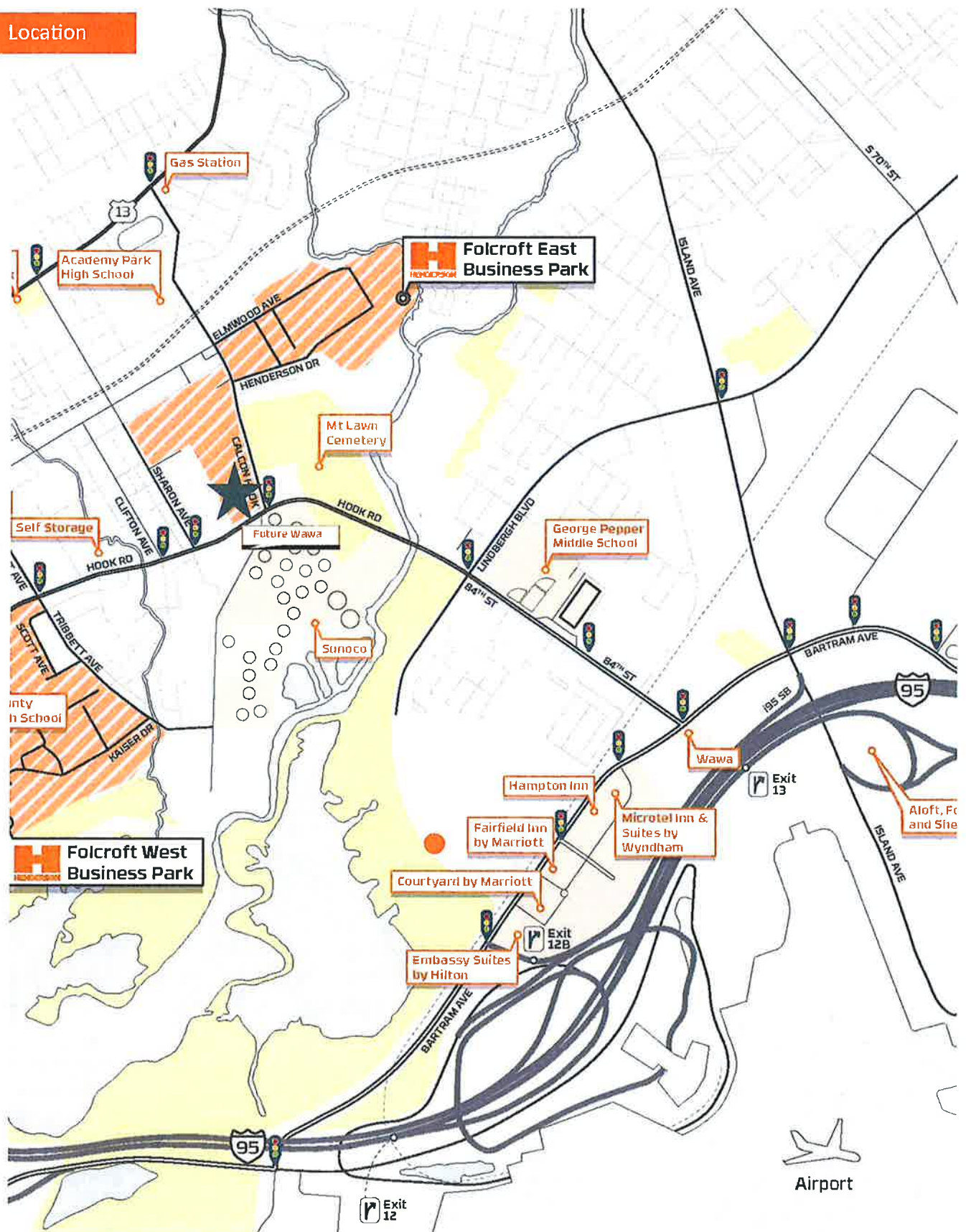


Front view



Loading docks

Location



***Forestville Bus. Park
Lot 7 Dalin Drive
Lincoln University, PA
Sale: Industrial Ground***



COMMERCIAL



Features:

- Light industrial lot – 3+/- acres
- Lot 7 – Upper Oxford Township
- U S 1 & Rt. 896 Interchange
- Requires on-site water & sewer
- Proximity to ports of Philadelphia, Wilmington & Baltimore
- Proximity to East Penn Rail
- Picture your new building here!

Price: \$ 235,000.00

Contact: Tom Walsh
Direct: 484-802-5818
E-Fax: 610-696-8424
tom.walsh@lnf.com

Pa. License # RS065523A

Long & Foster Real Estate, Inc.
709 East Gay Street
West Chester, PA 19380-4567
Office: 610-696-1100

Contact "Bud" Emig
Direct: 610-715-1564
bud@inf.com

Chester County welcomes thee!

The information contained herein has been obtained from the owner of the property and/or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representations. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. All information should be verified prior to purchase or lease.

Designed by The Write Connection, West Chester, PA. 610-692-1708

***Forestville Bus. Park
840 Pennsgrove Road
Lincoln University, PA
19352***



COMMERCIAL



Features:

- Light industrial lot – 3+/- acres
- Lot 12 – Upper Oxford Township
- U S 1 & Rt. 896 Interchange
- Requires on-site water & sewer
- Proximity to ports of Philadelphia, Wilmington & Baltimore
- Proximity to East Penn Rail
- 12+/- ac. assemblage potential

Price: \$ 285,000.00

Contact: Tom Walsh

Direct: 484-802-5818

E-Fax: 610-696-8424

tom.walsh@lnf.com

Pa. License # RS065523A

Long & Foster Real Estate, Inc.

709 East Gay Street

West Chester, PA 19380-4567

Office: 610-696-1100

Fax: 610-696-2449

Contact: "Bud" Emig

Phone: 610-715-13564

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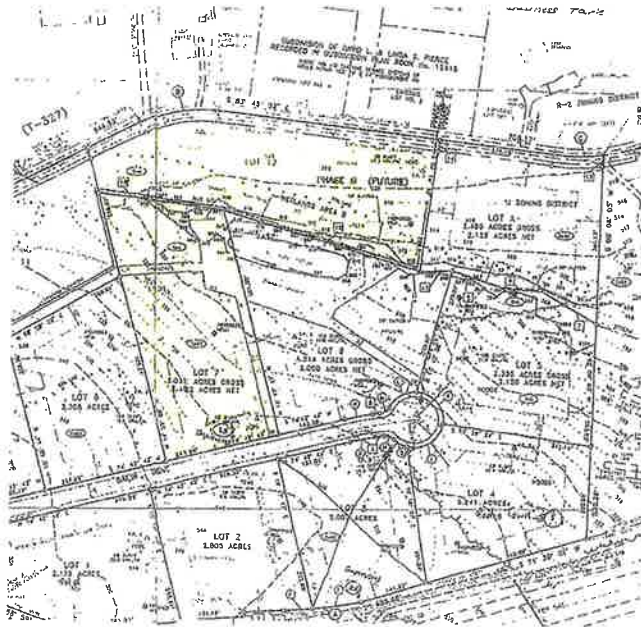
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Forrestville Bus.Park Lots 7 & 12

***Upper Oxford Township
Sale: Industrial Ground***



COMMERCIAL



Features:

- Light Industrial lots for sale
- Lot 7 – 3.0 acres 6 Dalin Drive
- Lot 12 – 3.6 acres 840 Penns Grove Rd
- US Rt. 1 & Rt. 896 Interchange
- Requires on-site water & sewer
- Rail, port & air opportunities
- Assemblage Potential: 12+/- acres

Contact: Tom Walsh

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Sale: \$495,000.00

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COMMERCIAL

Tom Walsh, GRI

Commercial REALTOR®

Commercial/Industrial/Investments

RS065523A

Direct: 484-802-5818

Main: 610-696-1100

E-Fax: 610-696-8424

Site Overview: Lot 7 Dalin Drive and/or 840 Pennsgrove Road, Lincoln University, PA 19352 (Upper Oxford Township)

This site is located in southern Chester County at the intersection of Route 896 and the four-lane divided highway known as U.S. 1. The four-lane divided portion runs from Kennett Square to the Maryland State line and is parallel to Interstate 95. The site is officially known as the Forestville Business Park with four of the thirteen light industrial lots being vacant. We are offering two lots (lot 7 @ 3 +/- acres and lot 12 @ 3.6 +/- acres) with a potential assemblage of up to 12 acres. The site has proximity to major highways in the tri-state area, the ports of Philadelphia, Wilmington, and Baltimore plus PHL Airport, BWI Airport, and the G. O. Carlson Airport (Coatesville). In addition, transload rail service is available at nearby Avondale by the East Penn Railroad that interchanges with the Norfolk Southern at Coatesville and the CSX at Elsmere Junction, Delaware.

This is the main growth corridor in southern Chester County, and it includes the Boroughs of Kennett Square, Avondale, West Grove, and Oxford. The region is known for its agricultural, food processing and small businesses. Educational facilities include Lincoln University and the technical program of the Delco Community College located at Pennock's Bridge. Penn Medicine, CHOP, and the Christiana Care Health System all have facilities along the corridor. Four school districts, numerous golf courses, and over-55 facilities are a key part of this region.

Explore the possibilities of this site with your clients. We can put you in touch with the Chester County Economic Development Council, Southern Chester County Chamber of Commerce, and/or the Upper Oxford Township officials. Shopping destinations include Historic Kennett Square and Oxford plus New Garden, London Grove Village, the Shoppes at Jenner's Village, Oxford Commons and Oxford Square shopping centers.

Chester County Welcomes Thee!

709 East Gay Street – Suite 1, West Chester, PA 19380-4567



Emily Wang
 Century 21 Advantage Gold-South Philadelphia
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 Office Fax: (215) 336-7793
 eqhw2002@gmail.com



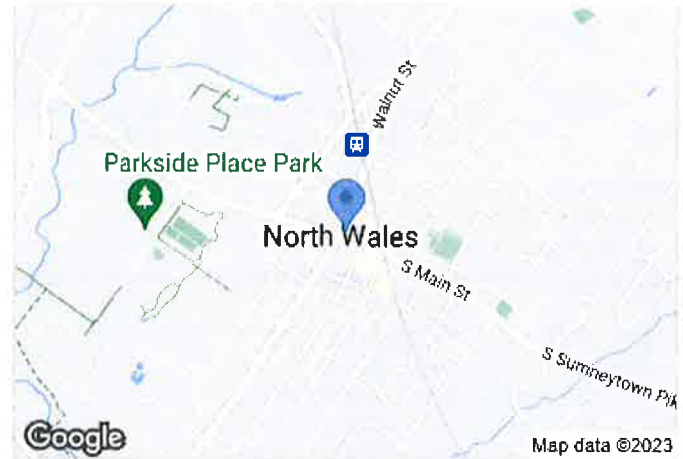
Client Full

101 S Main St, North Wales, PA 19454

Active

Commercial Sale

\$1,200,000



MLS #: PAMC2047854
 Tax ID #: 14-00-01300-009
 Ownership Interest: Fee Simple
 Sub Type: Mixed Use
 Waterfront: No

Location

County: Montgomery, PA
 MLS Area: North Wales Boro - Montgomery County (10614)

Taxes and Assessment

Tax Annual Amt / Year: \$9,070 / 2023
 School Tax: \$6,695
 County Tax: \$982 / Annually
 City/Town Tax: \$1,392 / Annually
 Clean Green Assess: No
 Zoning: COMMERCIAL

Available SqFt: 7,560.00
 Business Use: Banquet Facility/Lodge, Hair Salon and Spa, Health Club, Other, Professional
 Year Built: 1975
 Property Condition: Good

School District: [North Penn](#)

Tax Assessed Value: \$232,000 / 2023
 Land Use Code: 4100
 Block/Lot: 24

Commercial Sale Information

Business Type: Banquet Facility/Lodge, Hair Salon and Spa, Health Club, Other, Professional
 Possible Use: Bar/Tavern/Lounge, Barber/Beauty, Beer/Wine/Liquor, Commercial, Day Care, Dry Cleaner, Medical/Dental, Mixed, Office, Professional Service, Spa
 Property Use: Owner User

Present Licenses: Other
 Potential Tenancy: Multiple
 Building Area Total: Assessor

Building Info

Building Total SQFT: Assessor

Construction Materials: Other
 Total Loading Docks: 0
 Total Levelers: 0
 Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.2a / 8496sf / Assessor
 Location Type: Corner Lot/Unit

Lot Size Dimensions: 68.00 x 0.00

Parking

Car Parking Spaces: 12
Total Parking Spaces: 12

Features: Parking Lot

Interior Features

Interior Features: Accessibility Features: Ramp - Main Level

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: 90% Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Banquet hall furniture and equipment

Exclusions: equipment and furniture for Yoga studio and dry cleaning units.

Public: Large, corner spacious commercial building with 3 units. Great corner location on a main thoroughfare with great visibility, and spacious parking lot available to the building. Located in the heart of North Wales on Main St, this banquet/reception hall with two additional units including a yoga studio and dry cleaner, features 7,560 sq ft and updated utilities. The banquet hall is finished with wood floors, beautiful decorative moldings, chandeliers and a bar. The hall allows tons of natural lighting with large windows and two exits to street with handicap ramp. The owner is operating the hall. The yoga studio and dry cleaner are tenant occupied. Located very close to North Wales SEPTA train station, on a street with sidewalks and convenient access to 476, 309, and access to Philadelphia.

Directions

Cross St E Walnut St

Listing Details

Original Price:	\$1,200,000	DOM:	312
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	07/29/2022		
Possession:	Immediate		
Acceptable Financing:	Cash, Conventional		





Client Full

6322 Woodland Ave, Philadelphia, PA 19142

Expired

Commercial Sale

\$299,000

**brigha** brigha

MLS #: 1000414796
Tax ID #: 882057625
Ownership Interest: Fee Simple
Waterfront: No

Available SqFt:	15,771.00
Year Built:	1929

Location

County: Philadelphia, PA
MLS Area: 19142 - Philadelphia County (19142)
Subdiv / Neigh: ELMWOOD PARK

School District: The School District Of Philadelphia

Taxes and Assessment

Tax Annual Amt / Year: \$3,917 / 2018
Zoning: CMX-2

Tax Assessed Value:	\$280,000
Land Assessed Value:	\$234,521

Building Info

Construction Materials: Brick, Metal Siding, Stone
Flooring Type: Carpet, Tile/Brick
Roof: Flat

Lot

Lot Acres / SQFT: 0.36a / 15771sf
Fencing Y/N: No
Location Type: Urban

Lot Size Dimensions: 225X85

Parking

Total Parking Spaces	Unknown	Features:	On Street
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Interior Features

Interior Features: No Fireplace; **Accessibility Features:** None

Utilities

Utilities: Sewer Available, Water Available; Water Source: Public; Sewer: Public Sewer

Remarks

Public: Over 15,000 of development possibility in up and coming Southwest area Elmwood. The building formerly known as the Ben Movie Theatre is now available for sale. Frontage is 25 ft on Woodland Avenue and hosts space that is currently being utilized by a church. Approximate depth is approximately 80 ft. Interior Door provides access to what was the movie theatre which is approximately 285 x 85 on Sayer St. Retail, residential or mixed use development opportunity. Very large property for great price. Owner User for medical, retail, day care, office with apartments, senior care facility, short term rehabilitation facility amazing opportunity. Priced right for immediate sale. Great location on very busy retail corridor, join many national companies like Dunkin Donuts, Dollar General, Beneficial Bank along with medical and other service related businesses. High visibility. Average current rental rate for apartments according to published property statistics is \$988/month.

Directions



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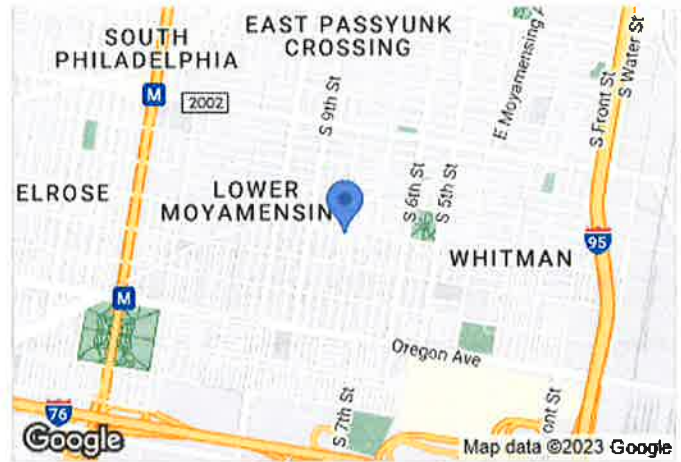
Client Full

744 W Ritner St, Philadelphia, PA 19148

Active

Multi-Family

\$395,000



Recent Change: **06/03/2023 : New Active : ->ACT**

MLS #: PAPH2243376
Tax ID #: 871554990
Ownership Interest: Fee Simple
Type: Duplex
Waterfront: No
Garage: No

Number of Units: 2
Above Grade Fin SQFT: 1,560 / Estimated
Price / Sq Ft: 253.21
Year Built: 1925
Property Condition: Very Good
Architectural Style: Colonial
Central Air: Yes

Location

County: Philadelphia, PA
MLS Area: 19148 - Philadelphia County (19148)

School District: [The School District Of Philadelphia](#)

Taxes and Assessment

Tax Annual Amt / Year: \$3,395 / 2022
School Tax: \$1,863
County Tax: Annually
City/Town Tax: \$1,532 / Annually
Clean Green Assess: No
Refuse Fee: \$500
Zoning: CMX1

Tax Assessed Value: \$242,600 / 2023
Imprv. Assessed Value: \$194,080
Land Assessed Value: \$48,520
Land Use Code: S30
Block/Lot: 165

Units Information

Single Room Units: 1
One Bedroom Units: 0
Two Bedroom Units: 1
Three Bedroom Units: 0
Furnished Units: None

Leased Units: 2
Vacant Units: 0
Units Month to Month: 1

Unit 1:

Bedrooms:	1	Rooms:	3	Bathrooms:	/1
Level:	Yes	Finished SqFt:		Contiguous Space	
Occupied:	Yes	Lease Type:		Lease Exp:	
Monthly Rent:	\$1,545	Security Dep:		Projected Mo Rent	
Features:	grocery store space, back room storage space, bathroom& basement				

Unit 2:

Bedrooms:	2	Rooms:	3	Bathrooms:	1
Level:	2	Finished SqFt:		Contiguous Space	
Occupied:	Yes	Lease Type:	Month to Month	Lease Exp:	
Monthly Rent:	\$1,300	Security Dep:		Projected Mo Rent	
Features:	hardwood floor, new kitchen with granite counter top, full bath with tub, living and dining combination. Deck.				

Financial Information

Gross Income: \$34,140
Cap Rate: 8.00

Net Operating Income: \$29,645
Total Actual Rent: \$34,140
Existing Lease Type: Long Term

Income Includes: Apartment Rentals
Owner Pays: Insurance

Expenses

Op. Expense Includes: Insurance

Building Info

Yr Major: 2021
Reno/Remodel:
Structure Type: End of Row/Townhouse
Building Units Total: 2
Building Level Count: 2
Above Grade Fin SQFT: 1,560 / Estimated
Total Fin SQFT: 1,560 / Estimated
Total SQFT: 1,560 / Estimated
Foundation Details: Other

Construction Materials: Masonry
Flooring Type: Ceramic Tile, Hardwood

Lot

Lot Acres / SQFT: 0.02a / 900sf / Estimated
Location Type: Corner Lot/Unit

Lot Size Dimensions: 15.00 x 60.00

Parking

Total Parking Spaces: Unknown
Features: On Street

Interior Features

Interior Features: Combination Dining/Living, Kitchen - Eat-In, Recessed Lighting, Wood Floors; No Fireplace; Built-In Microwave, Dryer, Washer; Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Electric Available, Natural Gas Available, Sewer Available, Water Available; Central A/C; Cooling Fuel: Electric; Heating: 90% Forced Air; Heating Fuel: Electric, Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: washer, dryer and refrigerator on 2nd floor

Exclusions: tenant owned equipment and fixtures

Public: Large corner mixed use property with commercial grocery store on first floor and basement for storage, 2nd floor with 2 bedrooms residential unit. Same tenant for both floors. Great cash flow. Building was completely renovated in 2021 with upgrades in exterior wall, roof, interior wall, kitchen, electricity, plumbing and sewerage. First floor grocery store tenant occupies the second floor unit which is a newly renovated 2 bedroom 1 full bathroom unit with separate entrance from the street. laundry area in hallway consists newer washer, dryer and cabinet. Large open living, dining area connected to the kitchen with new granite countertop and mable cabinet. Gas cooking. Hardwood floor. Access to the rear deck with outdoor space. New bathroom with cultured marble vanity, new toilet, bathtub and ceramic tile floor. Separate central heating and air conditioning system by electricity locates in the closet next to the deck. Electric hot water heater locates next to the first floor laundry room. Gas cooking. Tenant pays for all utilities. Rent is \$1,300 per month starting Jan 20-Jan 31, 2023 and now on a month to month lease. First floor is a grocery store with basement for storage. Laminate floor. Tenant owns all the equipment, and shelves. Store opens daily 2:30pm-12am. Starting rent \$1,500 with 3% increase each year started 12/1/2021 and expected to end on 11/30/2026 with 5 years option to renew(current rent is \$1,545). tenant pays \$50 water which is included in the lease amount. Tenant has the first right of refusal if house is sold. However current tenant hasn't showed any intention to purchase. Central heating and sir conditional system by natural gas and electricity. Electric hot water heater. Year 2: From Dec 1 2022 to Nov 30, 2023 \$1,545/month; Year 3: From Dec 1 2023 to Nov 30, 2024 \$1,591/month; Year 4: From Dec 1 2024 to Nov 30, 2025 \$1,639/month; Year 5: From Dec 1 2025 to Nov 30, 2026 \$1,688/month. The first floor tenant pays the following: 1/2 of real estate tax annually, \$50 water fee per month, its own gas and electricity and use and occupancy tax to city. The landlord is only responsible for main sewer. water pipe and HVAC maintenance and repairs. Full basement with ceramic tile floor and and newly parged walls. Basement equipped with stairs access to the sidewalk for loading and storage. Great location close to public transportation and shopping. Great income with stable tenant.

Directions

Cross St 8th

Listing Details

Original Price: \$395,000
Annual Rental Income: 34,140.00
Sale Type: Standard

DOM:

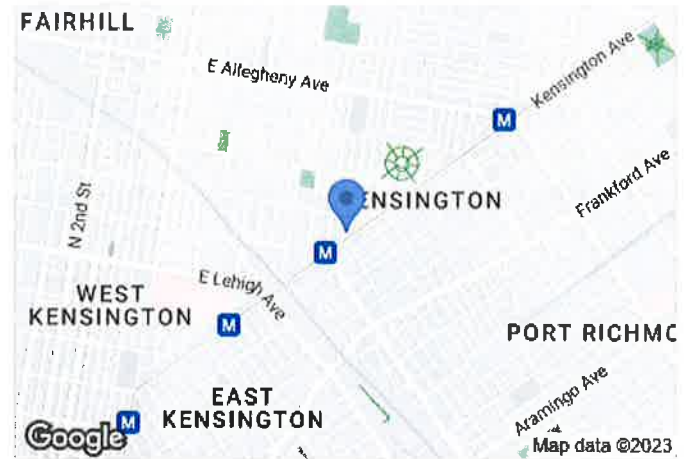
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**2832-34 Kensington Ave, Philadelphia, PA
19134**

Active

Commercial Sale

\$465,000



MLS #: PAPH2192196
Tax ID #: 871512080
Ownership Interest: Fee Simple
Sub Type: Mixed Use
Waterfront: No

Available SqFt: 4,500.00
Business Use: Other, Parking Garage
Year Built: 1935

Location

County: Philadelphia, PA
MLS Area: 19134 - Philadelphia County (19134)
Building Name: NONE AVAILABLE

School District: [The School District Of Philadelphia](#)

Taxes and Assessment

Tax Annual Amt / Year: \$1,098 / 2023
School Tax: \$602
City/Town Tax: \$495 / Annually
Clean Green Assess: No
Zoning: CMX2

Tax Assessed Value: \$78,500 / 2023
Imprv. Assessed Value: \$62,800
Land Assessed Value: \$15,700
Land Use Code: S30
Block/Lot: 21

Commercial Sale Information

Business Type: Other, Parking Garage
Possible Use: Apartment Building, Apartments, Bar/Tavern/Lounge, Barber/Beauty, Commercial, Convenience Store, Day Care, Development, Distribution, Dry Cleaner, Flex Space, Florist/Nursery, Food & Beverage, Food Market, Laundromat, Liquor Store, Medical/Dental, Mixed, Multi-Family, Office, Other, Professional Service, Recreational, Restaurant, Retail, Senior Assisted/DayCare, Special Purpose
Property Use: Owner User
Financial Data Source: Owner

Present Licenses: Other
Potential Tenancy: Multiple
Building Area Total: Assessor

Expenses

Op. Expense Includes: Electric, Heating/Cooling, Sewer, Water, Insurance

Unit 1:

Level:	1	Finished SqFt:	Contiguous Space
Occupied:	Yes	Lease Type:	Lease Exp:
Monthly Rent:		Security Dep:	Projected Mo Rent
Features:	Laundromat		

Unit 2:

Level:	2	Finished SqFt:	Contiguous Space
Occupied:	Yes	Lease Type:	Lease Exp:
Monthly Rent:		Security Dep:	Projected Mo Rent
Features:	residential		

Building Info

Building Units Total: 3
Construction Materials: Masonry

Public:

Large corner mixed use property with commercial grocery store on first floor and basement for storage, 2nd floor with 2 bedrooms residential unit. Same tenant for both floors. Great cash flow. Building was completely renovated in 2021 with upgrades in exterior wall, roof, interior wall, kitchen, electricity, plumbing and sewerage. First floor grocery store tenant occupies the second floor unit which is a newly renovated 2 bedroom 1 full bathroom unit with separate entrance from the street. laundry area in hallway consists newer washer, dryer and cabinet. Large open living, dining area connected to the kitchen with new granite countertop and mable cabinet. Gas cooking. Hardwood floor. Access to the rear deck with outdoor space. New bathroom with cultured marble vanity, new toilet, bathtub and ceramic tile floor. Separate central heating and air conditioning system by electricity locates in the closet next to the deck. Electric hot water heater locates next to the first floor laundry room. Gas cooking. Tenant pays for all utilities. Rent is \$1,300 per month starting Jan 20-Jan 31, 2023 and now on a month to month lease. First floor is a grocery store with basement for storage. Laminate floor. Tenant owns all the equipment, and shelves. Store opens daily 2:30pm-12am. Starting rent \$1,500 with 3% increase each year started 12/1/2021 and expected to end on 11/30/2026 with 5 years option to renew(current rent is \$1,545). tenant pays \$50 water which is included in the lease amount. Tenant has the first right of refusal if house is sold. However current tenant hasn't showed any intention to purchase. Central heating and sir conditional system by natural gas and electricity. Electric hot water heater. Year 2: From Dec 1 2022 to Nov 30, 2023 \$1,545/month; Year 3: From Dec 1 2023 to Nov 30, 2024 \$1,591/month; Year 4: From Dec 1 2024 to Nov 30, 2025 \$1,639/month; Year 5: From Dec 1 2025 to Nov 30, 2026 \$1,688/month. The first floor tenant pays the following: 1/2 of real estate tax annually, \$50 water fee per month, its own gas and electricity and use and occupancy tax to city. The landlord is only responsible for main sewer. water pipe and HVAC maintenance and repairs. Full basement with ceramic tile floor and and newly parged walls. Basement equipped with stairs access to the sidewalk for loading and storage. Great location close to public transportation and shopping. Great income with stable tenant.

Directions

Cross St 8th

Listing Details

Original Price: \$395,000
Sale Type: Standard
Listing Term Begins: 06/02/2023
Possession: Subject to Existing Lease
Acceptable Financing: Cash, Conventional

DOM:

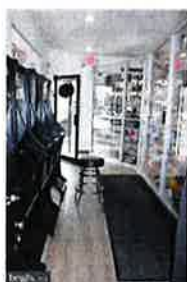
6



Basement loading stair access
from street

2nd floor unit entrance from rear
side

store entrance



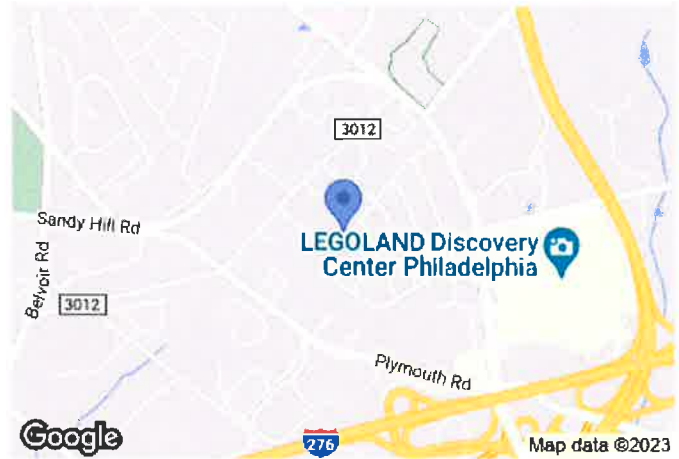
Agent Full

46 Red Rowan Ln, Plymouth Meeting, PA 19462

Active

Residential

\$649,000



Recent Change:

06/05/2023 : DOWN : \$699,000->\$649,000

MLS #: PAMC2069710
Tax ID #: 49-00-09637-007
Ownership Interest: Fee Simple
Structure Type: Detached
Levels/Stories: 3
Waterfront: No
Garage: No

Beds: 5
Baths: 4 / 1
Above Grade Fin SQFT: 3,428 / Estimated
Assessor AbvGrd Fin SQFT: 2,812
Price / Sq Ft: 189.32
Year Built: 1958
Style: Contemporary
Central Air: Yes
Basement: No

Location

County: Montgomery, PA
MLS Area: Plymouth Twp - Montgomery County (10649)
Subdiv / Neigh: PLYMOUTH HILLS

School District: Colonial
High School: Plymouth Whitmarsh
Middle/Junior School: Colonial
Elementary School: Plymouth

Association / Community Info

Property Manager: No

Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$6,543 / 2022
School Tax: \$5,125
County Tax: \$876 / Annually
City/Town Tax: \$541 / Annually
Clean Green Assess: No
Zoning: SINGLE FAMILY RESIDENCE
Zoning Description: Single Family Residence

Tax Assessed Value: \$206,800 / 2023
Land Use Code: 1101
Block/Lot: 87

Rooms

Den: Upper 1
Living Room: Main
Dining Room: Main
Kitchen: Main
Office: Main
Family Room: Main
Full Bath: Main
Family Room: Lower 1
Half Bath: Lower 1
Laundry: Lower 1
Screened Porch: Lower 1

Bed Bath

Main 1 Full
Upper 1 5 3 Full
Lower 1 1 Half

Building Info

Above Grade Fin SQFT: 3,428 / Estimated
Below Grade Fin SQFT: 616 / Assessor
Total Below Grade SQFT: 616 / Assessor
Total Fin SQFT: 4,044 / Estimated
Tax Total Fin SQFT: 3,428
Total SQFT: 4,044 / Estimated

Construction Materials: Vinyl Siding, Wood Siding

Foundation Details: Crawl Space

Lot

Lot Acres / SQFT: 0.3a / 13125sf / Assessor

Lot Size Dimensions: 75.00 x 0.00

Parking

Driveway - # of Spaces

4

Features: Driveway, Off Street, On Street

Total Parking Spaces

4

Interior Features

Interior Features: Ceiling Fan(s)1; Dryer, Refrigerator, Washer; Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Cable TV Available; Central A/C; Cooling Fuel: Electric; Heating: Baseboard - Electric, Baseboard - Hot Water; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Washer, Dryer, Refrigerator All in "As Is" condition.

Public: ADDITION CAN NOT BE SEEN FROM STREET - ,. This unique 5 Bedroom, 4.5 Bath, home is located in the Heart of Plymouth Meeting - it has a cozy, serene side yard . Original home has a small entry foyer, half bath, laundry room w/outside exit, family room w/wood burning fireplace and door to screened in porch. Main Level has Living Room, Kitchen, and Dining Room . Upper Level has 3 Bedrooms and 2 Full Baths. One Bedroom has a small sunny extension. Addition main level has a Full Bath, office w/private entrance, Sunny Family Room with many windows and door to pretty side yard . 2nd floor has 2 Bedrooms and Full Bath. This Spacious and Unusual Floor Plan adapts to many uses, such as, au pair or in-law suite, home office(s) or those special occasion celebrations and get togethers. This home has many happy memories. It does need Work and Updates, However, with changes, this could be your "Forever Dream Home"! Great Option for Residence with Professional Office Wing , however, Buyer must obtain Special Exception or Variance from Plymouth Township. Exterior has been freshly painted. Low Taxes! Convenient to Plymouth Meeting Mall , Metroplex, all major highways, Turnpike, Public Transportation. Minutes to many restaurants, train stations in Conshohocken, - approx. 15-20 minutes to Chestnut Hill.

Listing Office

Listing Agent: [Pat Skiba](#) (3120230) (Lic# RB027280A)

(610) 825-5430

Listing Agent Email: pat@pskibarealty.com

Responsible Broker: Pat Skiba (3120230) (Lic# RB027280A-PA)

Listing Office: [Patricia A Skiba Real Estate](#) (SKIBA) (Lic# RB027280A)

4044 Butler Pike, Plymouth Meeting, PA 19462

Office Phone: (610) 825-5430

Office Email: pat@pskibarealty.com

Showing

Appointment Phone: (610) 825-5432

Showing Contact: Agent

Contact Name: Pat Skiba

Lock Box Type: None

Showing Requirements: Schedule Online

Showing Method: In-Person Only

Directions: From Chemical Rd & Germantown Pike, west on Germantown Pike to Red Rowan, left to 46 on right.

Compensation

Buyer Agency Comp: 2.5% Of Gross

Sub Agency Comp: 0% Of Gross

Transaction Broker: 0% Of Gross

Dual/Var Comm: No

Listing Details

Original Price: \$799,000

Previous List Price: \$699,000

Vacation Rental: No

Owner Name: Philip H & Teresa Friedman

Listing Agrmnt Type: Exclusive Right

DOM / CDOM: 50 / 50

Prospects Excluded: No

Original MLS Name: BRIGHT

Listing Service Type: Full Service

Dual Agency: No

Sale Type: Standard

Listing Term Begins: 04/19/2023

Listing Entry Date: 04/20/2023

Possession: 0-30 Days CD, Immediate

Acceptable Financing: Cash, Conventional, VA

Federal Flood Zone: No

Disclosures: Prop Disclosure

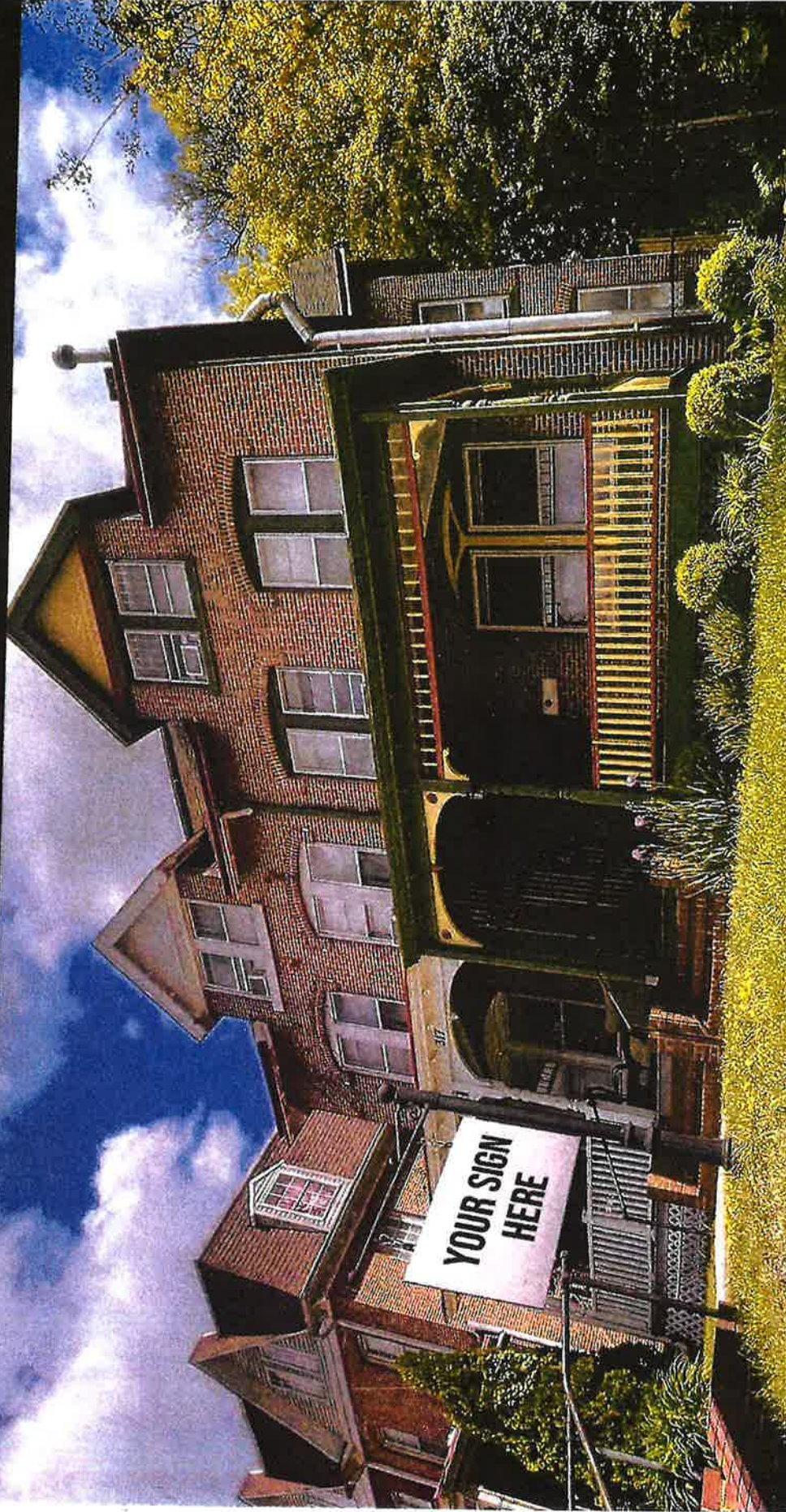
Pat Skiba
Real Estate Broker-Realtor

Patricia A Skiba Real Estate

Job Title:	Real Estate Broker-Realtor	Office Code:	SKIBA
		Main Ofc Code:	SKIBA
Subscription ID:	3120230	Office Phone:	(610) 825-5430
Preferred Phone:	(610) 825-5430		
Agent Office Phone:	(610) 825-5430		
Mobile Phone:	(610) 825-5432		
Fax:	(610) 825-5431		
Email:	pat@pskibarealty.com		



STUDENT RENTAL MIXED USE BUILDING
FOR SALE IN WEST CHESTER BOROUGH



319 SOUTH HIGH STREET | WEST CHESTER, PA 19382



PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com
535 N. Church Street, West Chester, PA 19380

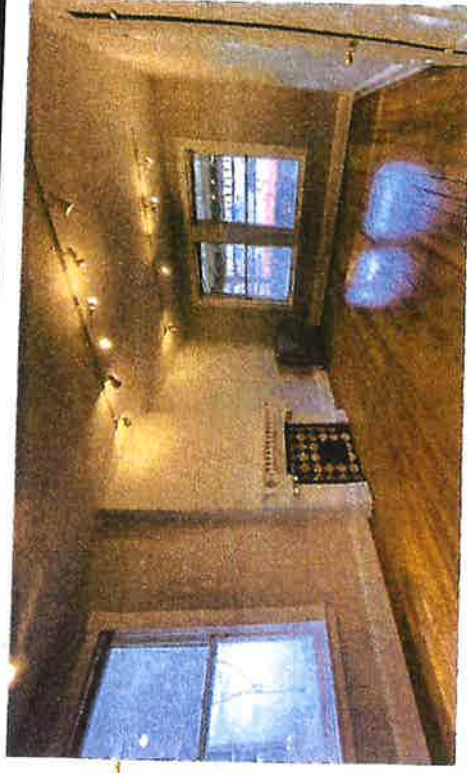


STUDENT RENTAL MIXED USE BUILDING FOR SALE IN WEST CHESTER BOROUGH

PROPERTY HIGHLIGHTS

- 3,100SF Mixed Use Building for Sale
- Fully Leased 3 Bedroom Student Rental
- 1,200 SF First Floor Office Space Available
- Perfect for User- Buyer or General Investor
- Full Basement for Storage
- Onsite Parking Lot for Tenants/Users: +/- 7 Spaces
- Highly Visible Location on High Street
- Walking Distance to all Borough Restaurants and West Chester University

SALE PRICE: \$800,000



319 SOUTH HIGH STREET | WEST CHESTER, PA 19382



PILLAR REAL ESTATE ADVISORS

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535 N. Church Street, West Chester, PA 19380



STUDENT RENTAL MIXED USE BUILDING
FOR SALE IN WEST CHESTER BOROUGH

PILLAR REAL ESTATE ADVISORS

BRINGING EXPERIENCE, PROFESSIONALISM, AND INTEGRITY
TO COMMERCIAL REAL ESTATE BROKERAGE

ANDREW CARLINO

ACARLINO@PILLARREALESTATEADVISORS.COM
484-887-8202 | Ext. 103

ANDREW TURNER

ATURNER@PILLARREALESTATEADVISORS.COM
484-887-8202 | Ext. 102

ERIC KUHN

EKUHN@PILLARREALESTATEADVISORS.COM
484-887-8202 | Ext. 101

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319 SOUTH HIGH STREET | WEST CHESTER, PA 19382



PILLAR REAL ESTATE ADVISORS

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535 N. Church Street, West Chester, PA 19380

~ 12,000 SF of Flex at 4 Tabas Lane, Exton

Available for Fall 2023 Delivery



- New warehouse in Exton, across from the Exton Square Mall.
- High Clear, Open layout, 2 Loading Docks, Bay Door, Sprinkled.
- Easy access to 202, RT 30, PA Turnpike, RT 100 and exchanges.



Please contact: Matt Bates 610-241-0212
Lexington Real Estate Partners 610-249-4600



850 Summit St, Darby, PA 19023

\$5,300,000

850 Summit St

Industrial | 5.18% CAP | 47,000 SF



Hassan Abdellah
PA
610.787.5933

Listing Added: 06/08/2023

Listing Updated: Today

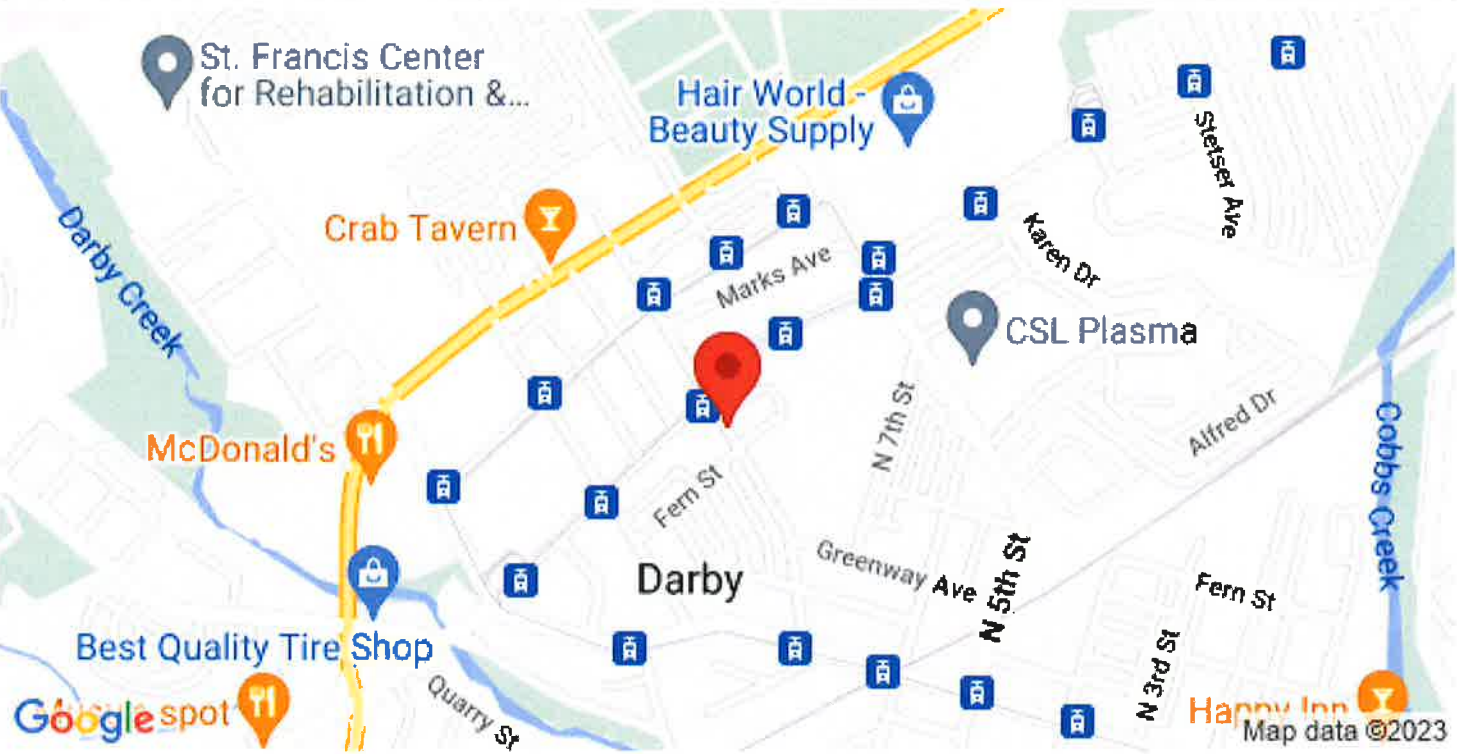


Details			
Asking Price	\$5,300,000	Property Type	Industrial
Subtype	Warehouse	Square Footage	47,000
Price/Sq Ft	\$112.77	Cap Rate	5.18%
NOI	\$274,784	Units	10
Year Built	1914	Buildings	3
Stories	2	Permitted Zoning	R2 Comm & Indus
Lot Size (sq ft)	46,098	APN	14-00-03297-00
Ceiling Height	15'		

Marketing Description

Industrial Warehouse with 10 separate Units. All are rented, See Setup. 9 Units are month to month and 1 has a lease that expires in March of 2024.

Location (1 Location)



Property Photos (10 photos)



Demographic Insights

[Sign In to View](#)

850 Summit Street- Net Lease**Darby, PA 19023****Industrial Warehouse**

GROSS POTENTIAL RENTS		Yearly	Monthly	Gross SF	Lease Expires
TENANTS					
1	Church	\$36,000	\$3,000	6,000	Month to Month
2	Church	\$36,000	\$3,000	6,000	Month to Month
3	Storage	\$12,000	\$1,000	1,000	Month to Month
4	Auto Repair	\$36,000	\$3,000	7,000	3/1/23
5	Auto Repair	\$18,000	\$1,500	2,000	Month to Month
6	Office	\$18,000	\$1,500	2,000	Month to Month
7	Auto Body	\$24,000	\$2,000	3,000	Month to Month
8	Auto Repair	\$36,000	\$3,000	6,000	Month to Month
9	Church	\$36,000	\$3,000	6,000	Month to Month
10	Auto Repair	\$42,000	\$3,500	8,000	Month to Month
Gross Rents		\$294,000	\$24,500	47,000	
OPERATING EXPENSES					
Real Estate Taxes (\$41,962)		\$14,216	\$0		
Insurance Fire & Liab		\$5,000	\$0		
Water & Sewer		\$0	\$0		
Fuel-Heat & Hot Water		\$0	\$0		
Repairs		\$0	\$0		
Administrative Fees					
Other					
TOTAL OPERATING EXPEN'S		\$19,216	\$0		
NET OPERATING INCOME		\$274,784	\$0		
		=====	=====	=====	=====
Asking Price		\$5,300,000		Price Per Unit	\$530,000
Cap Rate		5.2%		Building Units	10
Multiplier		18.0		Building SF	47,000
Price Per SF		\$113			

Tenants Pay General Maintenance

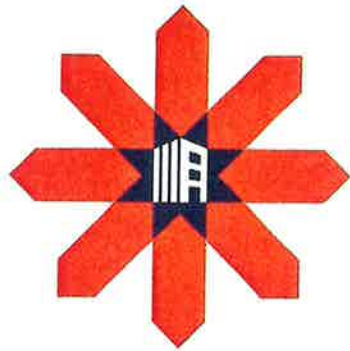
Taxes are being challenged in court

850 Summit Street Darby, PA 19023

Net Lease Industrial Warehouse

Essential Data

	Tenant	Monthly Rent	Gross SF	Leases Exp
Neighborhood	Darby Borough			
Commercial Units	10	\$3,000	6,000	month to month
Stories	2	\$3,000	6,000	month to month
Floors	2	\$1,000	1,000	month to month
Separate Buildings	3	\$3,000	7,000	03/01/24
Address	850 Summit	\$1,500	2,000	month to month
Tax ID	14-00-03297-00	\$1,500	2,000	month to month
Building Material	Brick & Masonry	\$2,000	3,000	month to month
Building SF	47,000	\$3,000	6,000	month to month
Lot Dim	197 x 234	\$3,000	6,000	month to month
Lot Area SF	46,098	\$3,500	8,000	month to month
		24,500	47,000	
Ceiling Height	15'			
Zoning	R2 Comm & Indus	\$294,000		
FAR-Actual				
FAR-Max		\$5,300,000		
Max SF				
Buildable SF		\$18		
Taxes-2020 being challenged	\$14,216			
Tax ID	14-00-03297-00	\$113		
Tax Map	5	5.2%		
Lot Number	543-000			
Year Built	1914			
Real Estate Taxes	Tenants Pay	\$294,000		
Property Insurance	\$5,000.00			
Maintenance & Repairs	Tenants Pay	\$14,216		
Heating	Tenants Pay	\$5,000		
Electric	Tenants Pay	\$274,784		
Water & Sewer	Tenants Pay			
Sprinkler System	Throughout			
****Owner pays real estate tax & insurance				
*** Taxes imposed at \$40k, Owner challenged. Now in superior court.				



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

BUSINESS FOR SALE WITH REAL ESTATE

***1571 Horseshoe Pike
Glenmoore, PA 19343
With business known as
Dawg Day Afternoon***



COMMERCIAL



Features:

- 1.1 acres - Rural Mixed-use zoning
- One story - 2400 +/- SF building
- Is adaptable to a variety of uses
- 210' frontage on busy Rt. 322
- Paved parking for 15 +/- vehicles
- Public sewer & on-site water
- Available with or without business
- Veterinary hospital next door

\$695,000.00

Contact: Tom Walsh
Direct: 484-802-5818
E-Fax: 610-696-8424
tom.walsh@Inf.com

Pa. License # RS065523A

Long & Foster Real Estate, Inc.
709 East Gay Street
West Chester, PA 19380-4567
Office: 610-696-1100
Fax: 610-696-2449

Contact: Bud Emig
Direct: 610-715-1564
bud@Inf.com

Chester County welcomes thee!

The information contained herein has been obtained from the owner of the property and/or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representations. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. All information should be verified prior to purchase or lease.



COMMERCIAL

Tom Walsh, GRI

Commercial REALTOR®

Commercial/Industrial/Investments

RS065523A

Direct: 610-484-802-5818

Main: 610-696-1100

E-Fax: 610-696-8424

**Site Overview: 1572 Horseshoe Pike, Glenmoore, PA 19343
(Rt. 322 – West Brandywine Township, Chester County)**

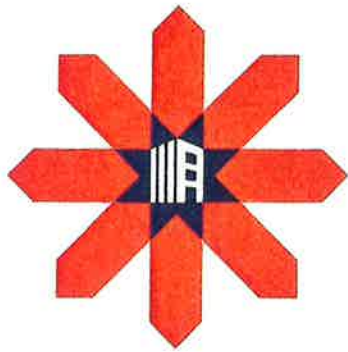
Dawg Day Afternoon

Dawg Day Afternoon is a family run dog day care business dating back to 2009. The owner would like to retire. The business is located on the north side of Horseshoe Pike (RT. 322) near the Little Washington intersection (S & T Bank). This 1.1-acre square parcel offers over 200' of frontage on busy Route 322. The property's interior presently includes a front customer service area, two open rooms, a grooming room (former garage), two rest rooms, a utility room and a 10' X 18' second floor storage area. The exterior features a storage shed and two fenced enclosed play areas (50' X 50' on the east side and 16' X 60' in the rear) with XGrass for pets. The paved parking area can accommodate 15 or more vehicles. The Glenmoore Veterinary Hospital is adjacent to the day care center. Route 322 is the major connector between West Chester, Downingtown and Honey Brook. There is easy access to Routes 30, 113, 202 and 100. This bedroom community has much to offer a potential owner/operator including the Downingtown Area School District.

Come and explore the possibilities of this site. We can arrange for you to meet with representatives of West Brandywine Township, the Chester County Economic Development Council and/or the Downingtown-Thorndale Regional Chamber of Commerce. We can also direct you to lending sources.

Chester County welcomes thee!

709 East Gay Street – Suite 1, West Chester, PA 19380-4567



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

FOR LEASE

***Historic Town Center
18 North Church Street
Borough of West Chester
Lease: 2nd/3rd Floor Office***



COMMERCIAL



Features:

- **LEASE: Great office space.**
- **Available June 1, 2023**
- **2200 +/- SF on 2nd & 3rd floors**
- **Located between Historic Courthouse and County Justice Center**
- **Quality shops and restaurants**
- **Across from major redevelopment**
- **44 West Building & Plaza**

Price: \$2,950.00 mo.

Contact: Tom Walsh

Direct: 484-802-5818

Fax: 610-696-0485

tom.walsh@lnf.com

Pa. License # RS065523A

Long & Foster Real Estate, Inc.

709 East Gay Street

West Chester, PA 19380-4567

Office: 610-696-1100

Contact: "Bud" Emig

Direct: 610-715-1564

bud@lnf.com

West Chester welcomes thee!

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Designed by The Write Connection, West Chester, PA. 610-692-1708



COMMERCIAL

Tom Walsh, GRI

Commercial REALTOR®

Commercial/Industrial/Investments

RS065523A

Direct: 484-802-5818

Main: 610-696-1100

Fax: 610-696-8424

tom.walsh@inf.com

SITE OVERVIEW – 18 N. Church Street, West Chester, PA 19380 -3051

Located in the heart of Historic West Chester, this 19th century property is between West Gay Street and West Market Street. The property is one-half block from the Historic Courthouse complex and is across the street from the new, 44 West Building and Plaza. The Justice Center is a block away and the County Administration Building is 2-1/2 blocks away. This property has proximity to bus transportation, three parking garages and three flat lots, plus on-street parking. The Hotel Warner is just two blocks away. The 2nd and 3rd floors, which have been fully renovated and will be available. The owners operate their business on the 1st floor. The site is in the Business Improvement District (BID) and in the HARB, or historic district. Quality shops, restaurants, services, and non-profits are to be found throughout the center of town. The Borough is also home to West Chester University, the Chester County History Center and the Chester County Hospital. We can arrange for you to meet with a representative from the Business Improve District, Chester County Economic Development Council and/or the Greater West Chester Chamber of Commerce.

West Chester Welcomes Thee!

FOR LEASE

LISTED AT **\$25 PPSF**



1207 Butler Pike
Conshohocken, PA
19428

PROPERTY FEATURES

Professional/Office
3402 SF
Public Utilities
15+ parking
All-In price-

exp[®]
COMMERCIAL

Conshohocken Location

This Commercial Building sits on Butler Pike, but rear building. Off Street parking, yard space for daycare center, Located just off the I-476 and I-76 exchange for convenience.



listed exclusively by:

LORI LIVINGSTON
484-947-7137
lori.livingston@expcommercial.com
www.expcommercial.com



MAIN STREET MORGANTOWN

FOR LEASE



ABOUT THE PROPERTY

Former Restaurant
Highway Commercial / Light Industrial District
allows for multiple uses: Professional Office, Retail,
Medical

Property sits in Lancaster County, on the border of
Berks & Chester Counties. Only 1.6 miles from the new
Hollywood Casino and PA Turnpike. Crossroads of RT
23 & I-176

Come bring your business to this growing area.

LISTED FOR
\$4200/MO

FEATURES

2249 Square Ft

1.1 Acres

20+ Parking Spots

ADDRESS

2850 Main Street
MORGANTOWN, PA 19543



Lori Livingston
EXP Commercial, LLC
Commercial Associate PA336930
Office: 888-397-7352 ext. 1151
Cell: 484-947-7137
Email: lori.livingston@expcommercial.com

GREAT LOCATION FOR BEER GARDEN

FOR LEASE



ABOUT THE PROPERTY

Restaurant w/ Outdoor Area in Southern Berks County

- * 30X50 Bar/Restarant
- * Outdoor Patio Area
- * Kitchen
- * Cornerstone Fireplace
- * DJ Loft

LISTED FOR
\$4500/MO

FEATURES

3620

Square Ft

1

Apartment

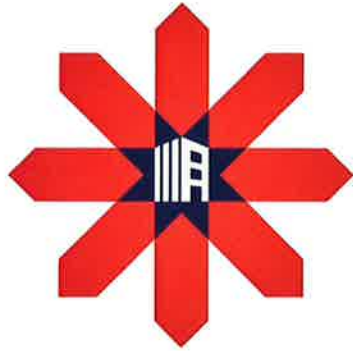
+

Garage

Lori Livingston
EXP Commercial, LLC
Commercial Associate PA336930
Office: 888-397-7352 ext. 1151
Cell: 484-947-7137
Email: lori.livingston@expcommercial.com

ADDRESS

2295 E Main Street
Douglassville, PA 19518



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

HAVES



**COMMERCIAL
CHAPTER**
TRI-COUNTY SUBURBAN
REALTORS®

Commercial-Investment-Industrial Marketing Exchange Quick Form

*(If you do not have a flyer with your Haves and Wants,
please circle and fill in this form before or during our monthly exchange)*

Keyword section:

Have/Want:

Cash / Buy / Sell / Lease / Sublease / Business with RE / Business without RE
Investor / User / User-Investor / Ground / Apartments / Mixed-Use
Office / Retail / Industrial / Shopping Center or Strip / Residential

Data section:

Size:

Price:

Location:

Comment section:

Per Matthew Boyle: I have known this lady for decades and they (her & her husband) currently own 10 day cares already and would like to end up owning 15 day care centers. Thanks

Matthew Boyle Broker Help U Sell , Exton Pa

mattboyle@helpusell.com

484-999-4994 (cell)

- Magic Memories
- New Building Requirements:
- Building with Character preferred
- Around 10,000 sq feet and about 2 acres of land.
- We need a Kitchen
- at least 1/2 acre for playgrounds
- Plenty of Parking spaces (25+)
- Car loop for drop off or pick up preferred
- Public Sewer and Water
- Near main roads and residential areas
- Zoning (Land Use Codes)
- Harleysville
- Exton
- Downingtown
- West Chester



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial-Investment-Industrial Marketing Exchange Quick Form

*(If you do not have a flyer with your Haves and Wants,
please circle and fill in this form before or during our monthly exchange)*

Keyword section:

Have/Want:

Cash / Buy / Sell / Lease / Sublease / Business with RE / Business without RE
Investor / User / User-Investor / Ground / Apartments / Mixed-Use
Office / Retail / Industrial / Shopping Center or Strip / Residential

Data section: Have

Size: 10,000 - 12,000 St Flex

Price: in Exton. 22ft clear docks, buy
TBD

Location:

Exton, Across from the mall
Comment section:

Want

- Flex / warehouse for investor 1-5M.

- Can do leaseback / improvements

Contact section:

Your Name: Matt Bates

Your Firm: Lexington Real Estate

Phone:

Email: 610-241-0212

Matt@Lexingtonltd.com



COMMERCIAL CHAPTER

TRI-COUNTY SUBURBAN
REALTORS®

Commercial-Investment-Industrial Marketing Exchange Quick Form

(If you do not have a flyer with your Haves and Wants,
please circle and fill in this form before or during our monthly exchange)

Keyword section:

Have/Want: 319 South High Street, West Chester, PA 19382

Cash / Buy / Sell / Lease / Sublease / Business with RE / Business without RE
Investor / User / User-Investor / Ground / Apartments / Mixed-Use
Office / Retail / Industrial / Shopping Center or Strip / Residential

Data section:

Size: ~ 3,000 SF

Price: \$800,000 Sale Student Rental \$4,000/month plus vacant

Location: office Ct, 200 SF plus 1,200 SF basement)
319 South High Street, West Chester, PA 19382 \$2,200/month lease for office space.

Comment section: PA 19382

ALSO — 1 North Bacton Hill Road
Melvern, PA 19355

2 office suites \$18-19.5/SF
~ 400 SF ~ Suite 206
~ 1,800 SF ~ Suite 102

Contact section:

Your Name: Scott Smith

Your Firm: EnviroSure, Inc.

Phone: 610.405.1959

Email: scott@envirosureinc.com.



**COMMERCIAL
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Data section:

Size: VARIES - LAND -

Price: NEG.

Location: * NEAR A HOSPITAL AND HIGHWAY

Comment section:

WILL BUILT MULTI UNIT ASSIST. LIVING FAC.
SIZE NEG. CAN GO BIG.

Contact section:

Your Name: CHELE HALLMAN

Your Firm: REALTY ONE GROUP EXCLUSIVE

Phone: 610.633.5796

Email:

OPENING ANOTHER DOOR @GMAIL.COM



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Data section:

Size: 54,000 SF

Price: \$15.00 / SF NMN + \$4.50 / SF Opex

Location: 1000 Calcan Hook Road, Sharon Hill, PA 19079

Comment section:

30' Ceiling height
Offices to be provided
Zoning Approved

Contact section:

Your Name: Joe Patbi

Your Firm: Henderson Group

Phone: 610-574-8160

Email: jpatbi@hendersongroupinc.com

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Investor/User/User-Investor

Ground/Apartments/Mixed use/Office/Retail/Industrial/Shopping Center or Strip/Residential

Data section:

Size – +/- 3000 SF OFFICE SPACE

Price – \$50,000/YEAR

Location – WEST CHESTER AREA

Comment section:

NON-FOR-PROFIT ORGANIZATION IN NEED OF APPX 3000 SF OFFICE SPACE, 20 PARKING SPOTS
IN OR AROUND WEST CHESTER, PA (RTS 100 & 30)

Contact section:

Name – LORI LIVINGSTON

Firm – EXP COMMERCIAL, LLC

Phone – 484-947-7137

Email – LORI.LIVINGSTON@EXPCOMMERCIAL.COM

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Ground/Apartments/Mixed use/Office/Retail/Industrial/Shopping Center or Strip/Residential

Data section:

Size - +/- 10,000 SF

Price - NEGOITABLE

Location - HARLEYSVILLE, PA

Comment section:

ESTABLISHED DAYCARE SEARCHING FOR +/- 10,000 SF SPACE OFF RT 63/
SUMNEYTOWN PIKE
LEASE OR PURCHASE

Contact section:

Name - LORI LIVINGSTON

Firm - EXP COMMERCIAL, LLC

Phone - 484-947-7137

Email - LORI.LIVINGSTON@EXPCOMMERCIAL.COM



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Commercial-Investment-Industrial Marketing Exchange Quick Form

*(If you do not have a flyer with your Haves and Wants,
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Keyword section: INDUSTRIAL OUDOOR STORAGE

Have/Want: HAVE

Cash / Buy / Sell / ~~Lease~~ / Sublease / Business with RE / Business without RE
Investor / User / User-Investor / Ground / Apartments / Mixed-Use
Office / Retail / ~~Industrial~~ / Shopping Center or Strip / Residential

Data section:

Size: MULTIPLE

Price: \$6 PPSF

Location: WEST CHESTER, PA

Comment section:

Outdoor Storage
Electric on site

Contact section:

Your Name: Lori Livingstom

Your Firm: EXP Commercial LLC

Phone: 484-947-7137

Email: lori.livingston@expcommercial.com



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Office / Retail / Industrial / Shopping Center or Strip / Residential

Data section:

Size: ±/- 1400 SF

Price: \$ 1800 /MO

Location: Upper Darby, PA

Comment section:

FORMER Dentist office

Contact section:

Your Name:

Lori Livingston

Your Firm:

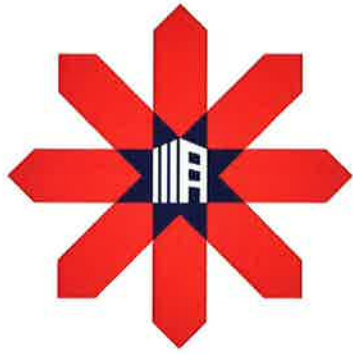
Exp Commercial, LLC

Phone:

484-947-7137

Email:

lori.livingston@expcommercial.com



**COMMERCIAL
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**TRI-COUNTY SUBURBAN
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Commercial/Industrial Marketing Exchange

WANTS



**COMMERCIAL
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TRI-COUNTY SUBURBAN
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Commercial-Investment-Industrial Marketing Exchange Quick Form

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Keyword section: INDUSTRIAL

Have/Want: WANT

Cash / ~~Buy~~ / Sell / Lease / Sublease / Business with RE / Business without RE
Investor / ~~User~~ / User-Investor / Ground / Apartments / Mixed-Use
Office / Retail / Industrial / Shopping Center or Strip / Residential

Data section:

Size: +/-5000 SF

Price: up to \$700,000

Location: Parkesburg, PA/ Coatesville preferred, RT 30 corridor towards Philly

Comment section:

Owner/Operator, INDUSTRIAL use, cottage manufacturing.
High ceilings
2+ Drive in doors
Outdoor Storage

Contact section:

Your Name: Lori Livingstom

Your Firm: EXP Commercial LLC

Phone: 484-947-7137

Email: lori.livingston@expcommercial.com



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TRI-COUNTY SUBURBAN
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Keyword Section: Buyer seeking to purchase paving company.

Data Section:

Price - \$3 million to \$10 million

Location – Pennsylvania, New Jersey, Delaware and Maryland.
Will consider other areas.

Comments – Looking for company whose business is primarily apartment, industrial and shopping center parking lots. Hot interested in “Mom n Pops” that focuses on residential drive ways.

Contact section:

Name - Tom Walsh

Office - Long & Foster Real Estate, Inc (West Chester)

Phone -484-802-5818 (Direct) – 610-696-1100 (Main Office)

Email - tom.walsh@lnf.com

E-Fax - 610-696-8424



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TRI-COUNTY SUBURBAN
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Commercial-Investment-Industrial Marketing Exchange Quick Form

*(If you do not have a flyer with your Haves and Wants,
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Keyword Section: Office referral wants to lease farm with at least 10 acres for non-profit animal shelter for horses and other animals.

Data Section:

Price -TBD

Location - Chester, Lancaster, Berks and Cecil Counties

Comments - Willing to lease now rather than later.

Contact section:

Name - Tom Walsh

Office - Long & Foster Real Estate, Inc (West Chester)

Phone -484-802-5818 (Direct) – 610-696-1100 (Main Office)

Email - tom.walsh@Inf.com

E-Fax - 610-696-8424



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Data section:

Size: 5000 - 6000 sq. ft

Price: ~~2~~ Approx \$10,000

Location: MALVERN / Exton / Downingtown / chester springs / collegeville

Comment section:

Client is looking for a Industrial space for a
pharma lab (wet lab) as well as office.
They are strictly looking for this use. please
let me know if you have anything that matches this
Criteria.

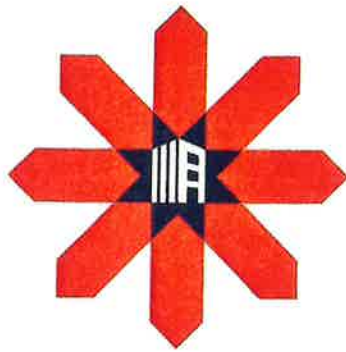
Contact section:

Your Name: MALLIKA PRODUTOR

Your Firm: UNITED REAL ESTATE - PHILADELPHIA

Phone: 484-680-1129

Email: MALLIKA.PRODDUTOOR@GMAIL.COM



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**TRI-COUNTY SUBURBAN
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Commercial/Industrial Marketing Exchange

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Join Now for Just \$25/yr!

Tri-County Suburban REALTORS® Commercial Chapter Membership



Are you a Tri-County Suburban REALTOR®/Affiliate who has a majority of their business in commercial real estate? If so, Tri-County offers you an exciting new opportunity: Membership in the Commercial Chapter!

Name _____

Company _____

Contact Phone _____

Email _____

Do you have a CCIM Designation? ☐ Yes ☐ No

Do you have a SIOR Designation? ☐ Yes ☐ No

Other Designations _____

Chapter Membership Fee—\$25 Annually

☐ Credit Card (VISA/MC/AMEX/ DISC) ☐ Check (payable to TCSR)

CC # _____

Expiration Date _____ Billing Zip _____

Name on Card _____

Sign Up: Email completed form to

mcarlin@tcsr.realtor or fax to 610-560-4801

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The Chapter unites current Tri-County Suburban members who are actively engaged in the listing, selling, leasing and appraising of commercial real estate. The Chapter provides unique benefits and services to enhance your commercial real estate business, including:

- Accredited education and FREE/Discounted seminars on the latest issues impacting commercial real estate
- Networking opportunities at social events and the monthly C/I Marketing Exchange
- Placement of Crexi listings on a dedicated listing page on Tri-County Suburban's site
- Subscription discount on the Philadelphia Business Journal
- Monitoring and reporting of legislative issues impacting commercial real estate

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