



**FEINBERG &
McBURNIEY**
Realty/Development, LLC

**Sale: Commercial Property
Portfolio in Phila. Suburbs**

Significant Value-Add Opportunity

Office/Retail/Residential/Auto Service

4 Unique Properties - Havertown, PA

Available Separately or as a Package

- Fully-Leased with Long Term Tenants
- Off-Street Parking Exclusive to Properties
- Established/Dense Area in Delaware County, PA
- Long-Term Ownership - Property For Sale for the First Time
- **Below Market, Short Term Leases** - Creating Flexibility and Value-Add Opportunity

In-Place NOI

<u>Address</u>	<u>Type</u>	<u>NOI</u>	<u>Asking Price</u>	<u>Cap Rate</u>
28 West Eagle Rd.	Retail/Office	\$ 114,250.28	\$ 1,529,000.00	7.47%
30 West Eagle Rd.	Retail/Apt	\$ 28,118.00	\$ 869,000.00	3.24%
54 West Eagle Road	Office/Apt	\$ 38,855.50	\$ 830,000.00	4.68%
3415 West Chester Pike	Office	\$ 76,717.00	\$ 1,210,000.00	6.34%

For More Information/Leases/OM contact:



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Marc L. Raiken, Broker of Record

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(856) 489-8887

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Investment Property For Sale

9,160 SF Mixed-Use Retail/Office

28 West Eagle Road, Havertown, PA



- 2-Story Mixed Use Retail/Office Building Fully-Leased with Long Term Tenants
- Off-Street Parking Exclusive to Property
- Established/Dense Area in Delaware County, PA
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Investment Property For Sale

4,885 SF Mixed-Use Retail/Residential

30 West Eagle Road, Havertown, PA



- 2-Story Mixed Use Retail/Residential Building Fully-Leased with Long Term Tenants
- 1 Retail Unit & One Freestanding Automotive Service Building
- 2 Apartments - 1 x 4-Bedroom Unit and 1 x 2-Bedroom Unit at below market rents
- Off-Street Parking Exclusive to Property
- Established/Dense Area in Delaware County, PA
- Long-Term Ownership - Property For Sale for the First Time
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Investment Property For Sale

4,050 SF Mixed-Use Office/Residential

54 West Eagle Road, Havertown, PA



- 2-Story Mixed Use Office/Residential Building Fully-Leased with Long Term Tenants
- 2 Office Units & One Freestanding Automotive Service Building
- 2 Apartments - 1 x 2-Bedroom Unit and 1 x Studio below market rentals
- Off-Street Parking Exclusive to Property
- Established/Dense Area in Delaware County, PA
- Long-Term Ownership - Property For Sale for the First Time
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Investment Property For Sale

7,500+ SF Office Building

“The Jackson Building”

3415 West Chester Pike, Havertown, PA



- 3-Story Elevator-Served, Fully-Leased with Long Term Tenants
- Off-Street Parking Exclusive to Property
- Established/Dense Area in Delaware County, PA
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