FOR SALE OR LEASE

28 N 3rd St., Philadelphia, PA 19106

Old City

Ground Floor

Rare Large Foot Print

Commercial Condo

Retail/Commercial

5 Car Garage in Rear
Side and Rear Loading
and Basement Storage
Total Approx. 10,000 SF

Property is zoned CMX-3

Entire Ground Floor – Approx. 4,750 SF
Approx. 1,250 SF Mezzanine
Approx. 4,000 SF in the Basement
(Basement is a Limited Common Element for Exclusive Ground Floor Unit Use)

Currently Built Out as a Bank
5 Car Garage in Rear

FOR SALE: $3,000,000

FOR LEASE: $200,000 ANN NNN
(10,000 SF Blended Approx. $20/SF ANN)

CONDO MAINT. FEE: Approx. $12,288 ANN

PHILA RE TAX: Approx. $16,629 ANN

Income Investment Property:

Approx. $200k ANN NOI
Approx 7% Capital

Available, June 1, 2018

Listed in MLS and LOOPNET
by MGC REAL ESTATE GROUP
3% to Co-Op Broker

SUITABLE FOR:

TECH FIRMS • RETAIL • GOURMET • FITNESS • MEDICAL • ALL CMX-3 USES

MGC REAL ESTATE GROUP

Alex Generalis, Real Estate Agent
215-669-6893
MGC Real Estate Group
20 N 3rd Street, # 302 | Philadelphia, PA 19106

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

EQUAL HOUSING OPPORTUNITY

REALTOR®