

For Sale Multi-Tenant Investment Opportunity – Main Line

922-930 W. Lancaster Avenue Bryn Mawr, PA 19010



Property Highlights

- Rare Main Line investment offering with a 60+ year tenant: Fine Wine & Good Spirits-Pennsylvania Liquor Store
- Mixed-use income stream: retail liquor store, one 1-bedroom apartment, and one 2-bedroom apartment
- Liquor store lease runs through 2028, with tenant expressing interest in renewing and rebranding to a premium store concept
- On-site coin-operated laundry room adds supplemental income
- Rear parking lot with 17 spaces — a major value-add in this high-demand corridor
- Net Operating Income (NOI): \$178,386.12. Cap Rate: 6%
- Daily Traffic Count is 26,417

Asking Price:
\$2,999,595.00



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