

1511
Bethlehem Pike
Flourtown, PA 19130

Elfant 
Wissahickon
— REALTORS® —

List Price \$699,000
Proforma



Offered By:
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Description

Discover a prime investment opportunity at 1511 Bethlehem Pike, Flourtown, PA, with this versatile multi-use building, ideal for local entrepreneurs and investors. The property features four distinct units, each of which is metered separately for utilities and share limited off street parking. The units include a substantial office space, a garage unit and a flexible-use unit currently serving as a gym, which could easily be converted for tenant needs. The first floor spaces are currently renting approx. 15% below market value. The second floor offers a spacious three-bedroom, 1.5 bath residential unit, with in unit laundry. Situated close to shopping centers and local amenities, this property offers a strategic location that promises convenience and potential growth in value.



(Information deemed reliable but not guaranteed)

Units/Rents

Location	Type	Lease Term	Rent
1st Floor (TIAGD)	OFFICE	1/1/2023 - 6/30/2025	\$1000
1st Floor (EWR)	OFFICE	LONG TERM TENANT	\$1100
2nd Floor Apt	3 Br /1.5 Ba	1/1/2024 - 12/31/2024	\$1950
Garage	Garage	2/1/2022 - 1/31/2023	\$625
Gym	OPEN/OFFICE	LONG TERM TENANT	\$525

Monthly Gross Rent	\$5,200
Annual Gross Rent	\$62,400

Yearly Expenses (2024)

Real Estate Taxes	\$11,598
Insurance	\$4050
Utilities (electric, water, sewer)	\$2600
Vacancy (3% est)	\$1872
Repairs/Improvements	\$3700
Licences	\$200

Total Annual Expenses **\$24,020**

Total Annual Rents **\$62,400**

Total Annual Expenses **(\$24,020)**

Net Operating Income **\$38,380**

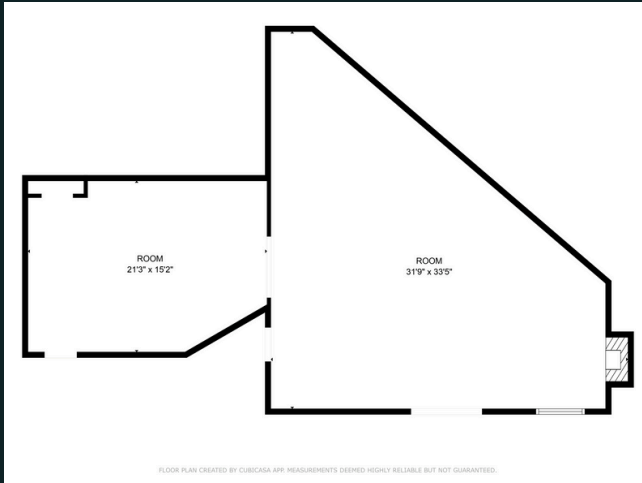
Capitalization Rate Calculation

(NOI) \$38,380 / Sale Price \$699,000

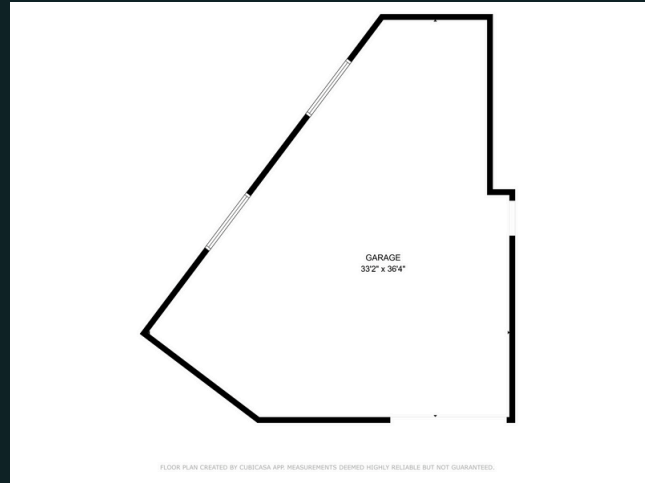
CAP Rate = 5.5%

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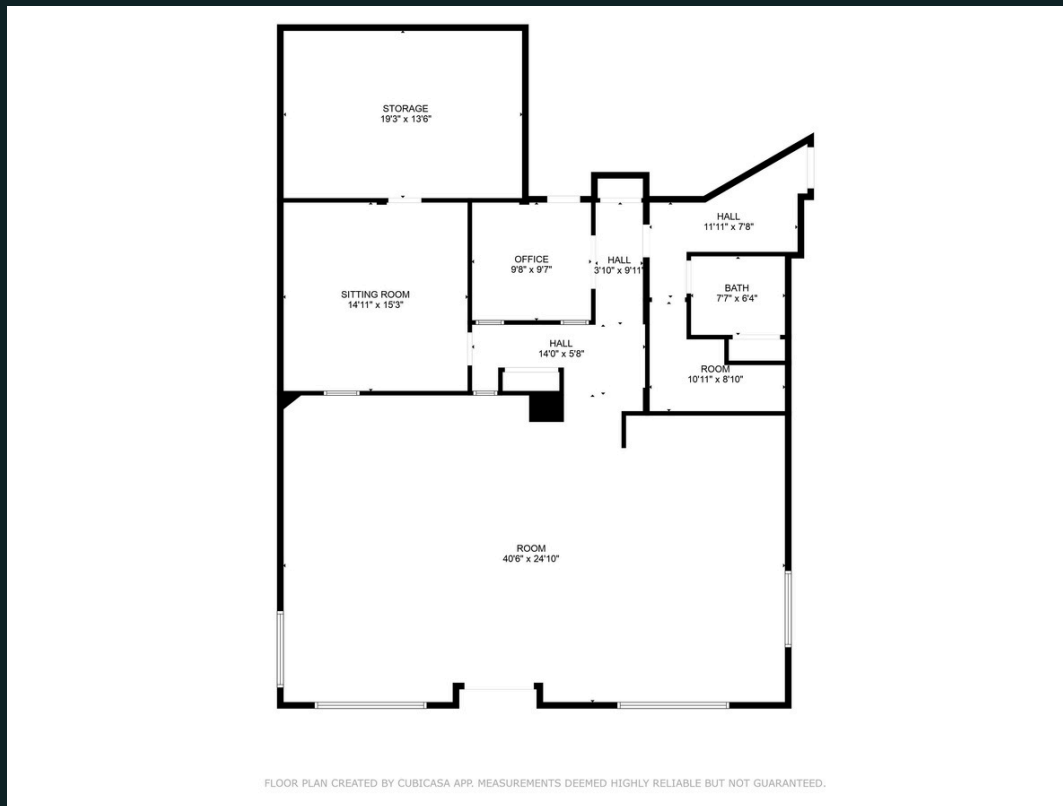
Floor Plans - 1st Floor Commercial Space



Gym



Garage



Office

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