



1018-1020 W. LEHIGH AVENUE
Philadelphia, PA 19133

FOR SALE
MIXED-USE INVESTMENT OPPORTUNITY



±8,500 SF mixed-use building

FULLY RENOVATED MIXED-USE BUILDING WITH STRONG IN-PLACE INCOME

Exceptional investment opportunity featuring two occupied retail storefronts and a beautifully renovated residential unit above. Located in a rapidly improving corridor near Temple University and Broad Street, this property offers immediate cash flow with additional upside through residential rental income. The property consists of approximately 8,500 square feet and includes two established retail tenants on the first floor and a fully renovated upper-level apartment that is ready for occupancy. The residential space may potentially be converted into two separate apartment units, creating additional income potential.

Property Highlights:

- Asking Price: \$1,345,000
- ±8,500 SF mixed-use building
- Two-story property
- Zoned CMX-2
- Urban location with excellent transit access
- Fully renovated residential unit
- Potential to subdivide residential space into two apartments
- Strong existing retail tenancy
- Excellent investment opportunity
- Near Temple University and Broad Street corridor
- Walkable neighborhood with strong public transportation access

Don't miss this opportunity! Contact us today to schedule a viewing or for more information.



GET IN TOUCH

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RETAIL COMPONENT

Storefront #1

- ±2,000 SF
- Daycare tenant in place
- Current rent: \$2,000/month

Storefront #2

- ±2,000 SF
- Delicatessen tenant in place
- Current rent: \$2,000/month

Retail Income

- Total current retail income: \$4,000/month
- Established tenant base
- Long-term investment stability



RESIDENTIAL COMPONENT

Second Floor Apartment

- ±4,000 SF
- Four (4) bedrooms
- Two (2) full bathrooms
- Fully renovated
- Vacant and ready for occupancy
- Estimated rental income: \$4,500/month
- Potential to divide into two separate apartments



INVESTMENT HIGHLIGHTS

- Projected Gross Monthly Income: \$8,500/month
- Existing retail income in place
- Significant upside through residential occupancy
- Mixed-use asset in growing Philadelphia corridor
- Opportunity for owner-user or investor
- Strong transit-oriented location



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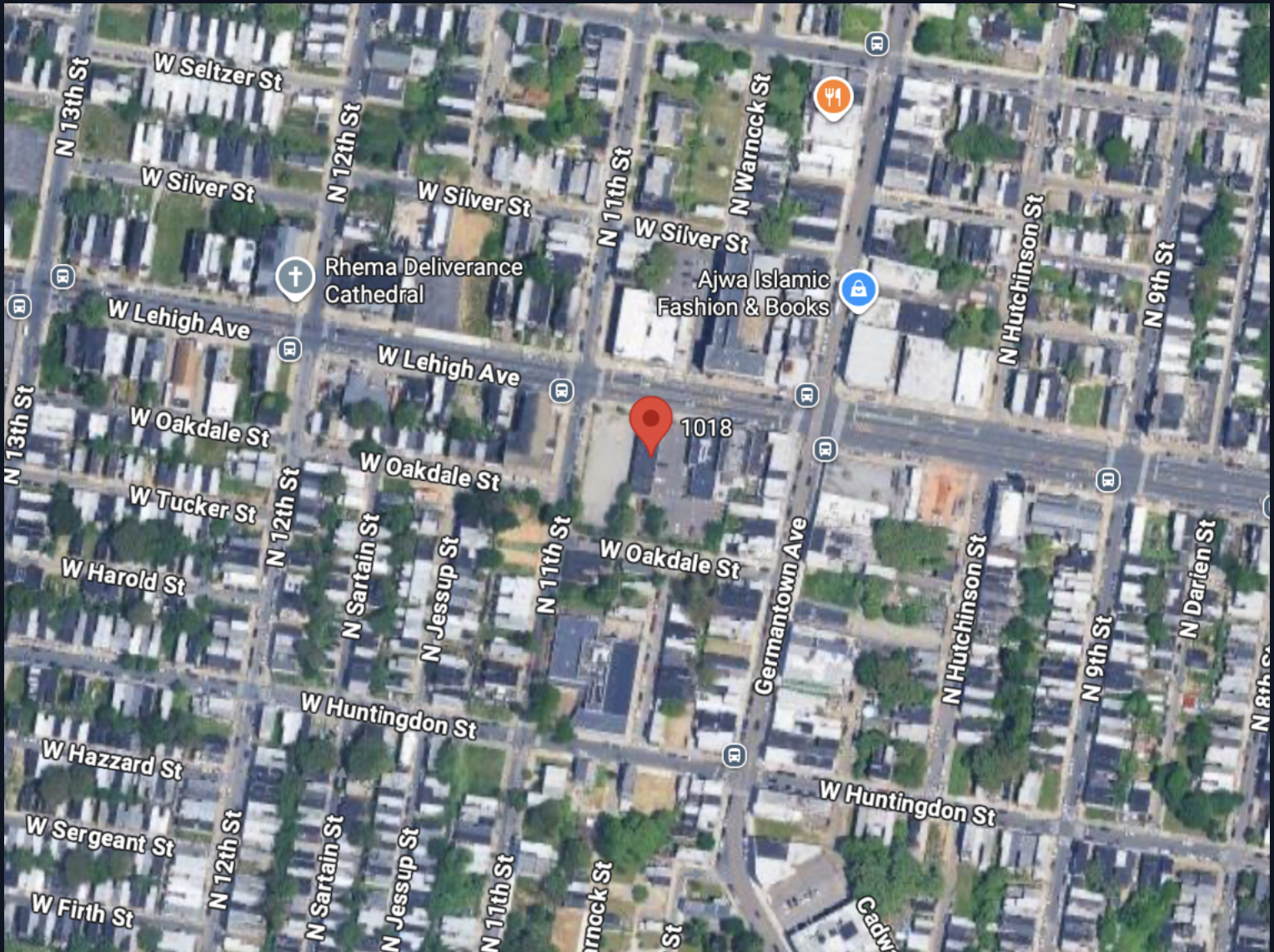
OPUS ELITE
REAL ESTATE

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