

FOR SALE: ±1,000 SF FREESTANDING AUTO REPAIR

2911 Edgmont Ave, Brookhaven (Parkside Borough),
Delaware County, PA 19015

EQUITY RETAIL BROKERS



ASKING PRICE: \$425,000



PROPERTY FEATURES & DETAILS

Equity Retail Brokers is pleased to present an Auto Repair facility in Parkside (Brookhaven, Pennsylvania) for sale to qualified investors. This offering represents an opportunity to acquire a retail asset in a strategic location with a strong commitment from its tenant.

The Tenant has occupied this site since 2011, demonstrating its long-term value and stability at this site.

- Sale Price \$425,000
- ± 1,000 SF Freestanding Auto Repair on 0.39 AC
- ± 20 Parking
- Zoning C-1
- Intersection of Edgmont Ave & E. Elbon Road
- Good Visibility and Exposure
- Environmental – In accordance with Pennsylvania ACT 2 release. (Details Provided in Due Diligence)

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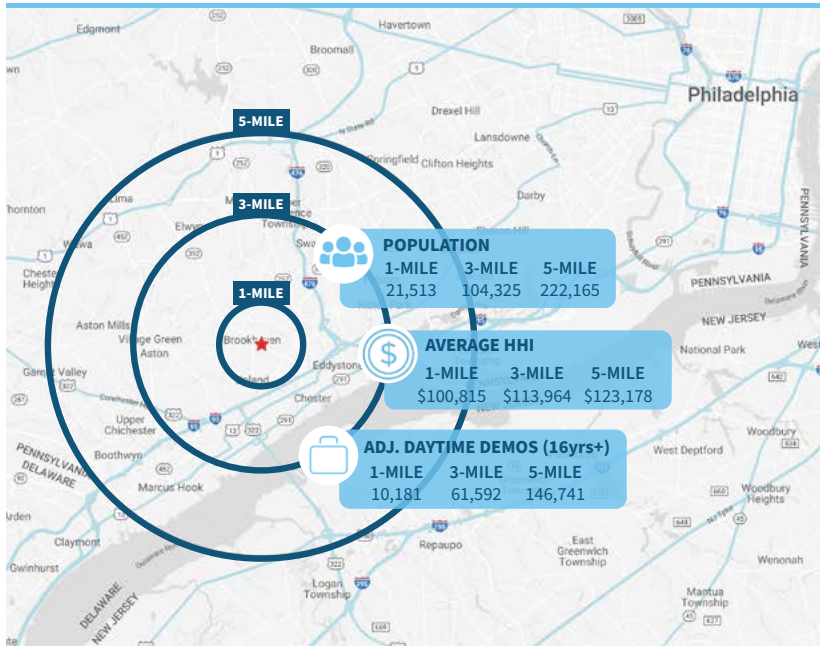
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LOCATION DETAILS

Positioned at the intersection of Edgmont Avenue & E. Elbon Avenue, the property enjoys high visibility and accessibility. Located in the Parkside borough of Delaware County, just 13 miles southwest of Center City, the site capitalizes on its strategic positioning by drawing in significant customer traffic—with over 15,000 vehicles passing the site each day (*traffic count source: Placer.ai*). Furthermore, the surrounding strong demographics, with 104,325 people living within a 3-mile radius, provide for a solid customer base, contributing to this location’s value.



Demographic Overview (1, 3, 5-mile radius)



Lease Information

TENANT	Clark’s Tire and Auto II
TENANT COMMENCEMENT	09/01/2021
LEASE COMMENCEMENT	06/01/2024
LEASE EXPIRATION	05/31/2025
CURRENT NET OPERATING INCOME	\$48,300
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None

The right space. The right move.



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