

Glenside Plaza

215-725-7080 OFFICE

CONFIDENTIAL PROPERTY EVALUATION

835 Glenside Avenue
Wyncote, PA 19095-1217

James Gorecki
Premium Realty Castor, Inc.
Vice President
(610) 639-0168
jimgoreckire@gmail.com
Lic: AB068780

Tina Tan
Premium Realty Castor, Inc.
Investment Property Specialist
(267) 538-8606
tinatanre1@gmail.com
Lic: RS342853

GLENSIDE PLAZA

01 **Executive Summary**

Investment Summary

01

OFFERING SUMMARY

ADDRESS	835 Glenside Avenue Wyncote PA 19095-1217
MARKET	Suburban Philadelphia
SUBMARKET	Montgomery County
BUILDING SF	14,930 SF
LAND ACRES	.48
LAND SF	20,979 SF
YEAR BUILT	1800
YEAR RENOVATED	1993-2015
APN	31-00-11644-007
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,680,000
PRICE PSF	\$112.53
OCCUPANCY	73.00 %
NOI (CURRENT)	\$126,391
NOI (Pro Forma)	\$140,510
CAP RATE (CURRENT)	7.52 %

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	17,448	151,992	437,936
2023 Median HH Income	\$117,373	\$87,286	\$72,984
2023 Average HH Income	\$153,601	\$123,158	\$110,443

Investment Opportunity: Glenside Plaza

- Location: Wyncote, Montgomery County, Pennsylvania

Property Overview:

- Type: Mixed-use property
- Total Rentable Space: Approximately 14,930 square feet
- Land Area: Approximately ½ acre
- Parking: Space for approximately 30 vehicles

Current Occupancy:

- Commercial Stores: 6 units, all occupied
- Residential Apartments: 4 units (2-3 bedrooms each), all leased
- Commercial Lease Terms: Secured through 2026-2027

Financial Highlights (2023):

- Annual Rental Income: \$189,180
- Net Income: \$126,391
- Current Cap Rate: 7.5%
- Projected Gross Income (including management office lease): \$203,580
- Projected Cap Rate: 8.4%

Summary: Glenside Plaza offers a lucrative investment opportunity for discerning real estate investors. With full occupancy in both commercial and residential units and secured long-term leases, the property promises steady and reliable income. The potential to lease the management office further enhances the income potential, making Glenside Plaza an attractive addition to any investment portfolio.

GLENSIDE PLAZA

02 Property Description

Property Features

Aerial Map

Property Images

GLOBAL

NUMBER OF UNITS	10
BUILDING SF	14,930
LAND SF	20,979
LAND ACRES	.48
# OF PARCELS	1
YEAR BUILT	1800
YEAR RENOVATED	1993-2015
ZONING TYPE	General Commercial
TOPOGRAPHY	Sloped
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	2
TRAFFIC COUNTS	Medium
PARKING RATIO	30+/- Spots
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

MULTI-FAMILY VITALS

NUMBER OF UNITS	4
CURRENT OCCUPANCY	100.00 %

COMMERCIAL VITALS

NUMBER OF UNITS	6
CURRENT OCCUPANCY	100.00 %
HVAC	Forced Air/Heat Pump
FIRE SPRINKLERS	None
LEASE TYPE	Modified Gross





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Exclusively Marketed by:



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www.premiumrealtycastor.com