

**FOR SALE:  
(6) Unit Multi-Family & (3) Commercial  
Store Front Mixed-Use Building**

**2325-2329 Marshall Road | Upper Darby  
Delaware County | Pennsylvania**



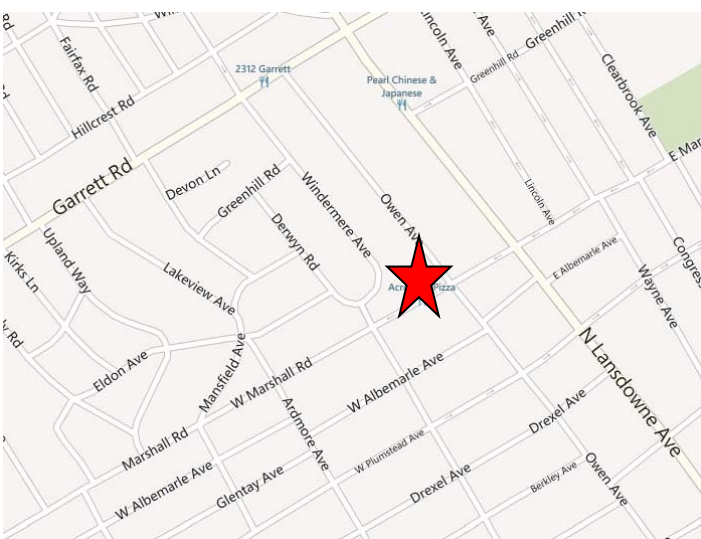
**CONTACT INFORMATION**

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**Asking Price:  
\$ 359,900.00**

**Operating Numbers  
Available Upon  
Request.**



- Nine Unit Mixed-Use Building;
  - Six Efficiency Apartments
  - Three Commercial Store Fronts
- Below market rents!
- All units separately metered.
- Walking Distance to Septa Trolley Line and Bus Stops.
- Recent upgrades include; new windows, recent roof.
- Many units updated with recent cosmetic upgrades.
- Excellent Rental History.
- Clean building and property inside and out.
- High demand rental market.
- Great upside potential for investor looking for value-add property!
- Operating numbers available upon request.



Demographics	1 Mi	3 Mi	5 Mi
Total Daytime Population	20,667	193,078	476,655
2011 Adult Population	24,912	214,819	465,627
Avg. Household Income	\$ 67,129	\$61,883	\$66,862

# ZOMMICK McMAHON

Commercial Real Estate Inc.

**Industrial • Retail • Office  
Investment • Land**

## ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

**Zommick McMahon Commercial Real Estate, Inc.** is a well-established Real Estate Company representing clients in the Philadelphia Area since 1949. The Company was originated by Joseph Zommick and continues today by John and Ryan McMahon and their highly professional staff of result oriented, professionals.

Ryan McMahon, as President of Zommick McMahon Commercial Real Estate, Inc., has carried this company through a major growth process. Today the company has grown into one of the premier Commercial Real Estate Brokerage Companies in the Philadelphia Region.

Zommick McMahon Commercial Real Estate, Inc. has devoted Real Estate Specialists in the area of Investments, Office, Retail and Industrial Real Estate.

## SOME OF OUR SATISFIED CLIENTS

Bank of America  
Walgreen's Drugs  
Sunoco Oil Company  
Tosco Oil Corporation  
Getty Oil Company  
Exxon/Mobil Oil Company  
Conoco Phillips Oil Company  
Wells Fargo  
Regency Centers-Reit  
Iron Hill Brew Company  
Eagle National Bank  
Simon Pearce Inc. Restaurants  
Springfield Auto Outlet  
IGA Banks  
Sun East Federal Credit Union  
Dunkin Donuts  
Simon Pearce Inc. Restaurants  
Springfield Auto Outlet



\* The information attached and above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation of it. It is the Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

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