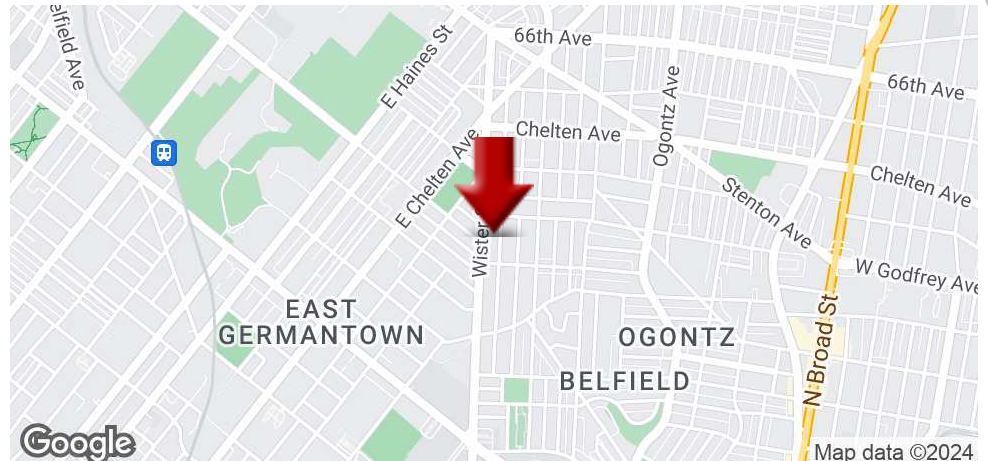
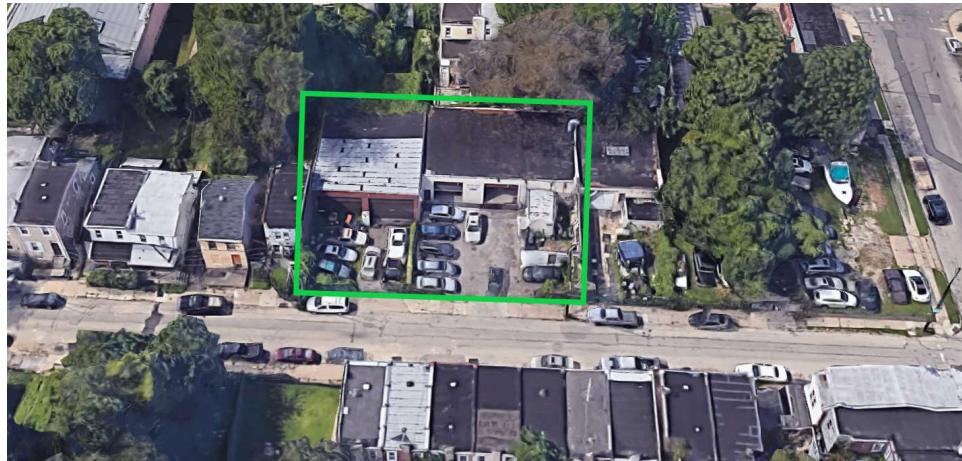


## AUTO BODY/COLLISION SHOP FOR SALE

CURRENT AUTO COLLISION CENTER AVAILABLE (PRIME FUTURE MULTIFAMILY DEVELOPMENT SITE)

6126-28 N Beechwood St, Philadelphia, PA 19138



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$295,000
<b>LOT SIZE:</b>	0.22 Acres
<b>BUILDING SIZE:</b>	4,600
<b>ZONING:</b>	RM-1
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	West Oak Lane / Fern Rock
<b>PRICE / SF:</b>	\$64.13

### PROPERTY OVERVIEW

Potential redevelopment opportunity available. Currently the large lot is occupied by a long-standing auto collision shop; this turn key business can be included in the sale/lease or a new owner can redevelop the site. Current RM-1 zoning in place, allowing a buyer the opportunity to potentially develop multifamily with a use registration permit.

The current location has been operating as a highly successful body shop for nearly 30 years. The business is high grossing with a solid repeat customer base. The fenced and secured property offers a large lot, two shop garages, and private office. Building has been maintained nicely throughout current ownership and (if desired) offers the opportunity to purchase or lease a turn-key operation with one of the best reputations in the area. Sale includes two separate parcels (6126 through 6128 N Beechwood). Additional income is generated from separately leased storage garage on site. Financial and equipment detail available upon request.

### PROPERTY HIGHLIGHTS

- Available for SALE or LEASE
- Ideal for auto collision/repair operator; but also prime for multifamily redevelopment
- Includes Business, Real Estate, FF&E, Business Contact Info, and Goodwill
- Competitively priced
- Has operated as a successful shop for nearly 30 yr with the best reputation in the area
- Large clear span garage with separate private office

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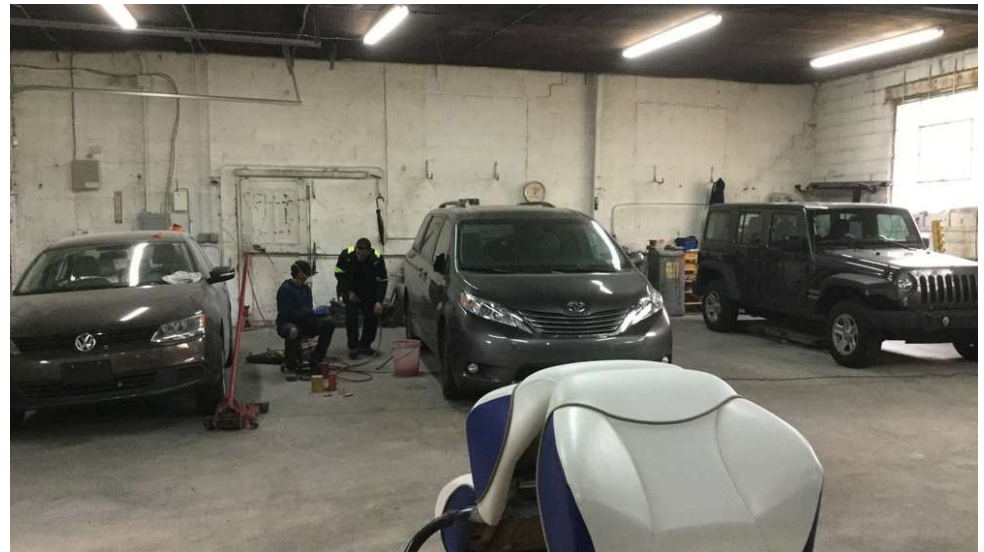
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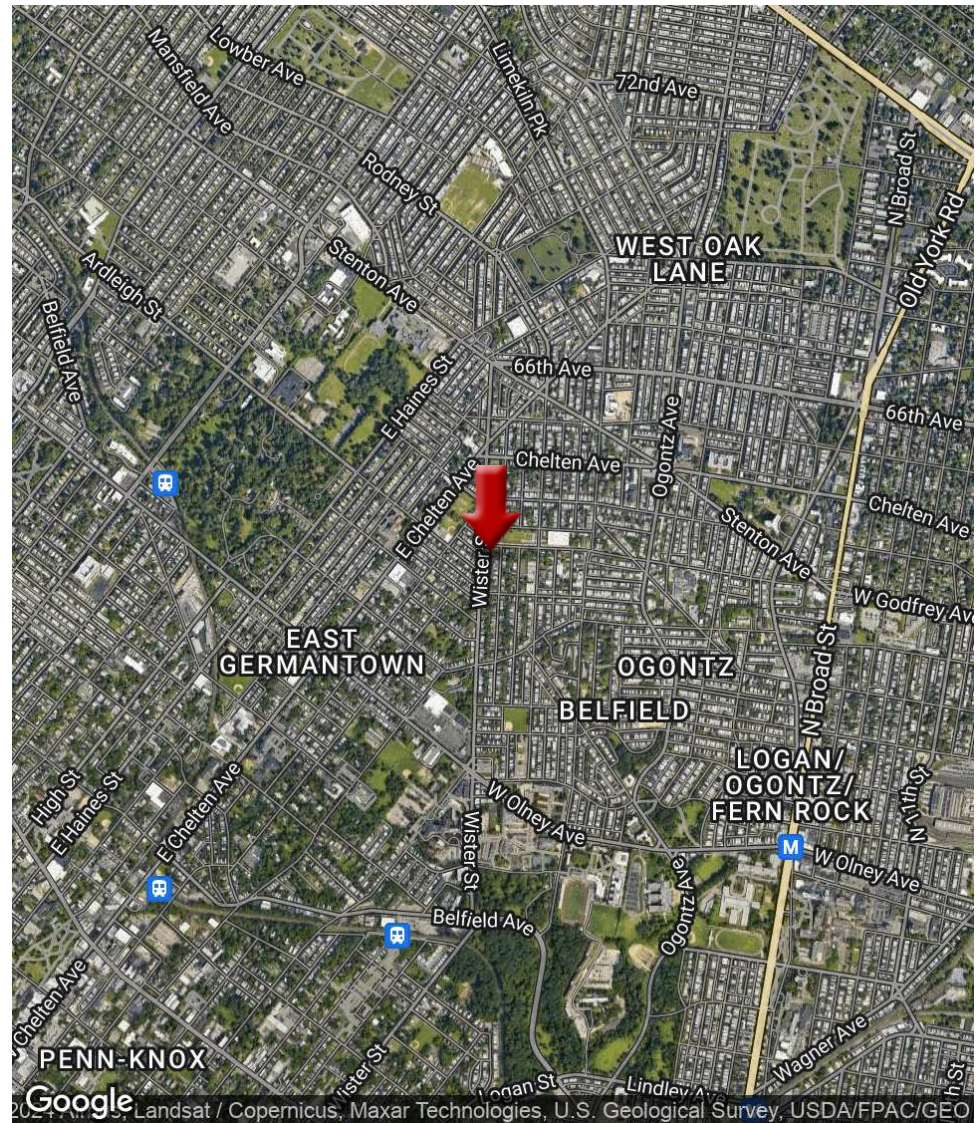
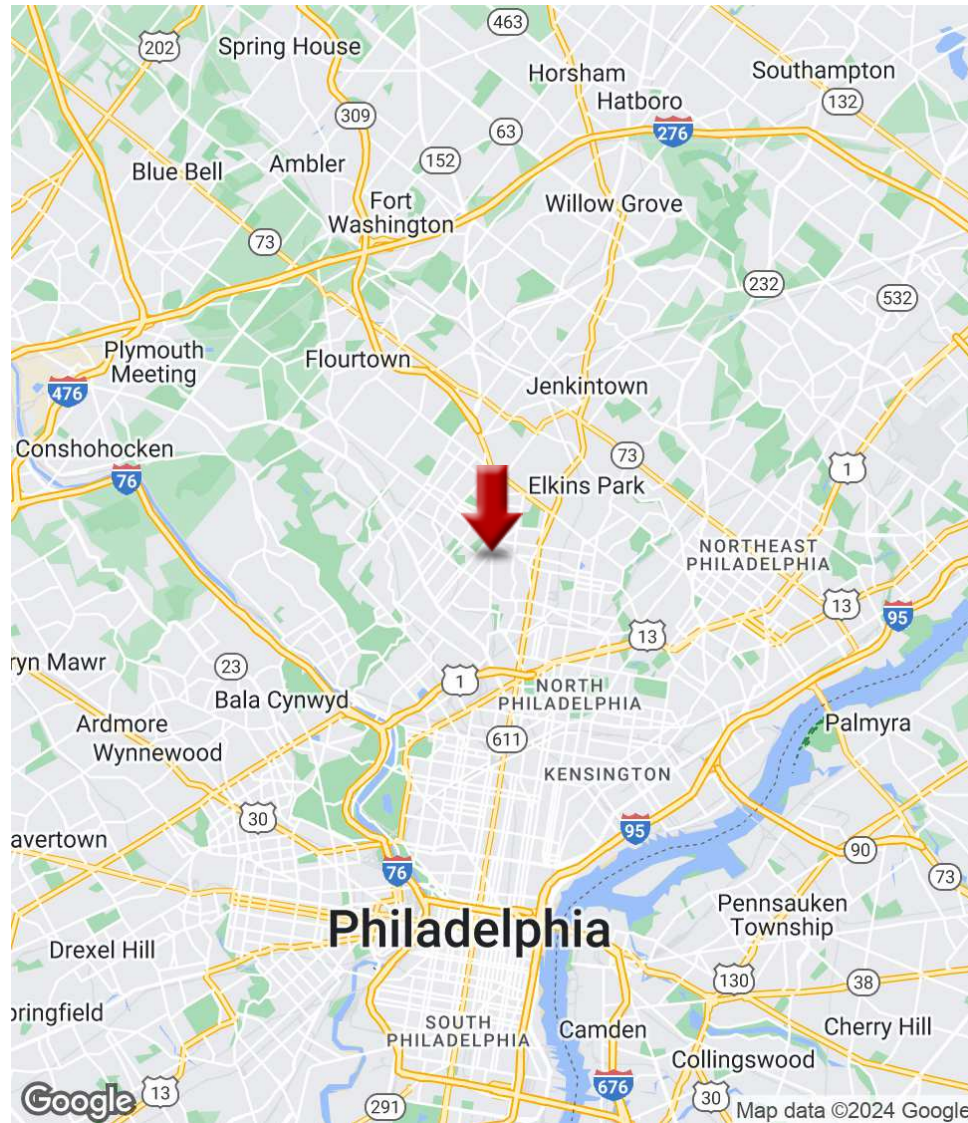
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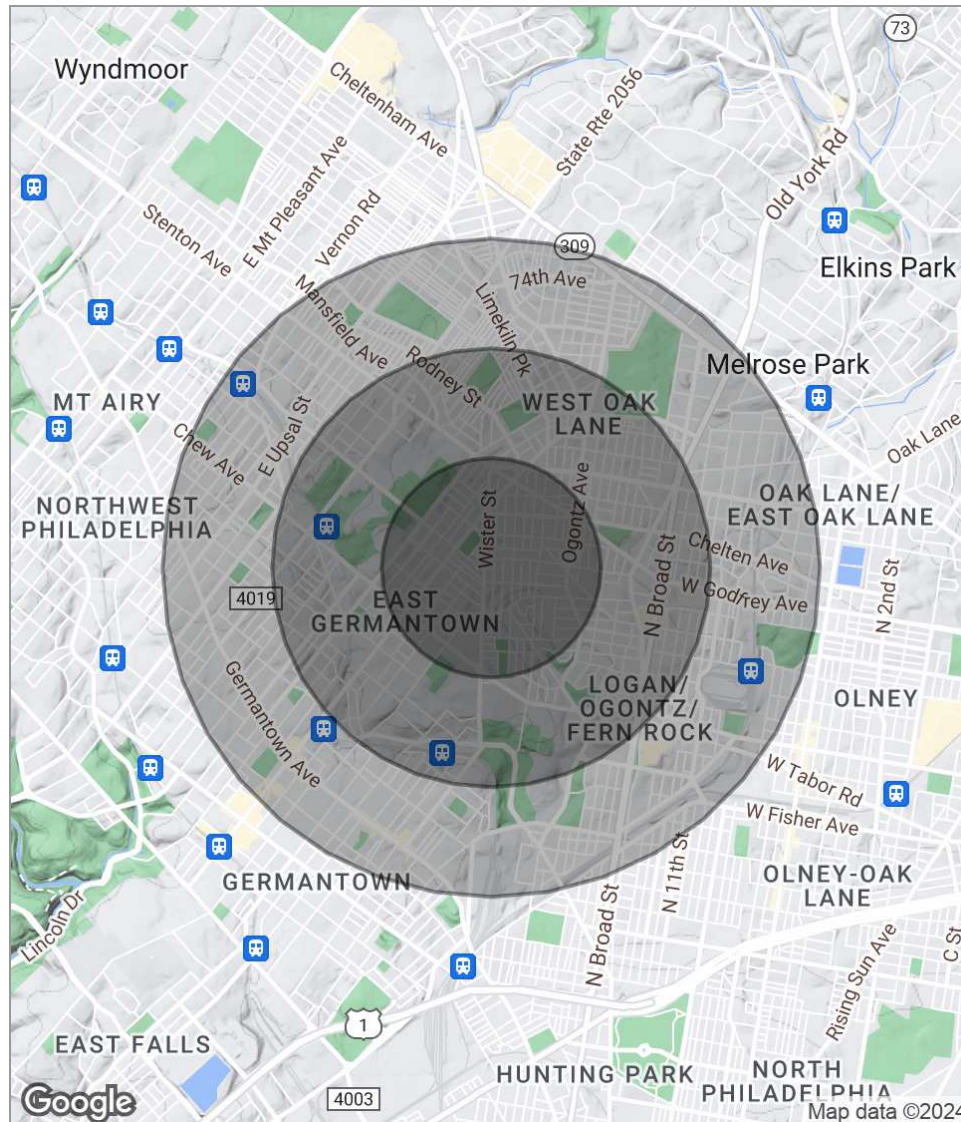
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	15,602	51,664	112,100
Median Age	37.6	38.1	38.2
Median Age (Male)	35.2	35.4	34.8
Median Age (Female)	39.1	40.5	40.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	5,568	18,995	42,259
# Of Persons Per HH	2.8	2.7	2.7
Average HH Income	\$37,289	\$39,922	\$42,585
Average House Value	\$112,780	\$111,224	\$123,627

\* Demographic data derived from 2020 ACS - US Census

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