

45 Year Old Specialty Italian Market With Catering

FOR SALE
OR LEASE



Investment or Owner/User Opportunity!

\$3,000,000

LOCATION: 3601 Chapel Rd, Newtown Square, PA 19073

PROPERTY HIGHLIGHTS:

- ◆ Located in the heart of downtown Newtown Square, PA → ADT West Chester Pike (Rt 3): +/-32,119
- ◆ Price Includes Real estate, Business, and all FF&E
- ◆ 10,000 SQFT Retail Brick Building
- ♦ Zoned C-1

- ◆ ADT West Chester Pike (Rt 3): +/-32,119 combined. ADT Newtown Street Rd (Rt 252): +/-28,187
- ◆ 2 Mile Demographics: Population:+/- 24,293; Median Household Income: +/- \$131,250

Chris Yangello

Cell: 610-716-4020 Office: 610-359-9700

Cyangello@capitalcomre.com

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



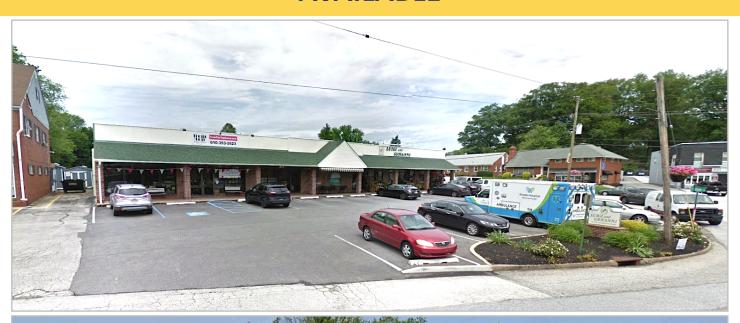
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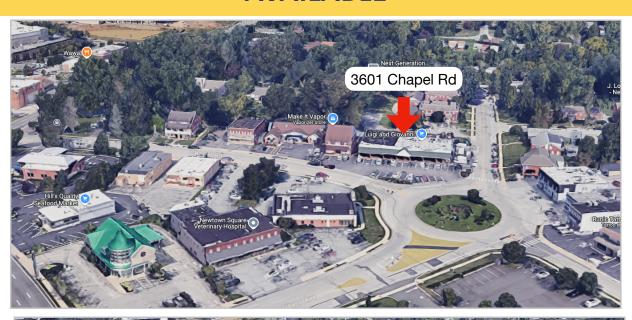
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				INCOME A	ND EXPENSE REPORT					
	Property Address:	3601 Chapel Rd. Newtown Square	PΔ 19073					7		
	Property Type:	Triple Net	2,174 1907 9							
Unit/Ant						O	Damanual			
Unit/Apt #	Tenant Name	Lease Type	NRSF	Start Date	End Date	Current Rent	Renewal Option	Comments		
	Luigi's (Proposed)	NNN	7,300	1-Sep-25	30-Aug-27		3yr option	Comments		
	Dance Studio	NNN	2,700	1-Apr-24	30-Mar-29	\$ 4,500.00	5 y . op c.o		,	
			,							
			-							
									•	
Total			10,000			\$ 18,500.00				
	GROSS ANNUAL INCOME:				+222 000 00	FINANCING CRITER	RIA: based on Cur	rrent Rent Roll		
	Current Rental Income CAM				\$222,000.00	Purchase Price: Down Payment:			,650,000.00 662,500.00	
	CAIVI					Amount Financed:			987,500.00	
						Annual Principal an	d Interest:	·	161,037.59	
	Gross Income				\$222,000.00	.00				
					<u>, , , , , , , , , , , , , , , , , , , </u>	_				
	ANNUAL EXPENSES:					_				
	Taxes Est. 2022	Tenant Responsibili								
	Insurance *Buyer to verify their own Insura	Tenant Responsibili								
	Trash Water/Sewer Electric Landsacaping/Snow Removal				\$ -					
					\$ - \$ -	-				
					\$ -	NOI:		\$ 1	199,800.00	
	Capital Reserve (5%) Maintenance (5%)			\$ 11,100.00	Less P&I:			161,037.59		
				\$ 11,100.00	ROI:			38,762.42		
	Vacancy (5%)				\$ -	Cash on Cash Return:				
	Misc. (Heat)					7%- 25 Year Amortization				
		lisc. (Inspections)				*This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we				
	Misc. (Cleaning + Pest)									
	Misc. Total Expenses		\$ 22,200.00	have not verified it, we make no guarantee, warranty, or representation about it. It is the Buyer/Leessee						
	Total Expenses			\$ 22,200.00	responsibility to independently confirm its accuracy and completeness.					
	Net Operating Income				\$199,800.00	1				
	<u> </u>					_				
							•			
		RICE: \$2,650,000.00			CAP RATE:	7.5%				

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								_			
	Property Address: 3601 Chapel Rd. Newtown Square										
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Unit/Apt	1	1			1	Commont	Danawal	T			
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	Dance Statio	11111	2,700	1 Apr 2-1	30 Mai 23	Ψ,500.00					
			1								
Total	8		10,000			\$ 18,500.00					
TOTAL			10,000			\$ 10,500.00					
	GROSS ANNUAL INCOME:	7	rrent Rent Roll								
	Current Rental Income				\$222,000,00	Purchase Price:	tirti badda dii dai	\$2.	,800,000.00		
	CAM				+===/000.00	Down Payment:			700,000.00		
		O/WI				Amount Financed:			100,000.00		
						Annual Principal an	d Interest:	\$ 1	170,152.92		
	Gross Income				\$222,000.00	<u>J</u>					
		<u></u>				_					
	ANNUAL EXPENSES:				_						
	Taxes Est. 2022 Tenant Responsibilit				; \$ -						
	Insurance *Buyer to verify their own Insurance Rates Tenant Responsibility										
	Trash				\$ -						
	Water/Sewer				\$ -	_					
	Electric				\$ -	NO.		•	400 000 00		
	Landsacaping/Snow Removal Capital Reserve (5%)				\$ - \$ 11,100.00	NOI:			199,800.00 170,152.92		
	Maintenance (5%)				Less P&I: ROI:			29,647.08			
	Vacancy (5%)				¢ 11,100.00						
	Misc. (Heat)	or (Heat)				Cash on Cash Return: 4.2 7%- 25 Year Amortization					
	isc. (Inspections)					7 70- 20 Tour Amortia	Lution				
	Misc. (Cleaning + Pest)	c. (inspections)				*=1		The state of the s			
	Misc.				*This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we						
					have not verified it, we make no guarantee, warranty, or representation about it. It is the Buyer/Leessee						
	Law Parasa						responsibility to	independently confirm its accuracy and completeness.			
	Net Operating Income				\$199,800.00						
			,			-	,				
	SALES PRICE:	\$2 800 000 00			CAP RATE:	7.1%					
	JALLO FRICE.	ΨΣ,000,000.00			VALINATE.	1.1/0					