

## 3 Unit Property in Active Business District



**714 MacDade Blvd.  
Collingdale, PA 19023**

**\$119,900**

AREA:	Collingdale Borough	UNIT #1:	Office/Store
STORIES:	3+	UNIT #2:	1 Bedroom, 1 Bath
AGE:	80 years (+/-)	UNIT #3:	1 Bedroom, 1 Bath
LOT SIZE:	19 x 87	BASEMENT:	Full, Unfinished
TAXES:	\$2,525 (+/-) (2010)	PARKING:	Street
EXTERIOR:	Brick/Stucco	ZONING:	Commercial
ROOF:	Shingle/Flat	SCHOOLS:	Southeast Delco
HEATING:	Gas/Hot Water	MLS #:	5788824
AIR CONDITIONING:	Window Units		

Welcome to this 3 Unit property which has a Storefront/Office on ground level plus two 1 Bedroom apartments on active MacDade Boulevard. GROUND LEVEL offers 3 rooms plus full bath with front and rear exits and is owner occupied. SECOND FLOOR apartment offers rear deck, Living Room, Bedroom, Kitchen and Bathroom. Current rent is \$500 per month. TOP FLOOR apartment has rear deck, Living Room, Bedroom, Kitchen and Bath. Current rent is \$450 per month plus 1/3 of heat cost. This building is located in active business district with street parking. Ground level space could be converted to an apartment or used for business. Market rent of \$600+ per month. Owner can vacate at any time. Electric is separated. Heat is zoned, owner pays. For additional information and photos, please visit our website.

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\*Based on information received from County Assessor's Office.  
Although deemed accurate, this information is subject to errors, omissions, and price changes.