

# JENKINTOWN MIXED-USE: RETAIL, OFFICE, APARTMENTS ± 8,800 SQ FT



## 431-33 OLD YORK ROAD & 424 JOHNSON STREET

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Jenkintown, Pennsylvania 19046



## About the Property

MPN Realty, Inc. is pleased to present the exclusive sale of 433 Old York Road (a.k.a. 431-33 Old York Road & 424 Johnson Street) - a mixed-use investment opportunity in the heart of Jenkintown's active commercial corridor. The property consists of seven total units, fully occupied, including four apartments, two ground-floor storefronts, and one office suite, along with three-car on-site surface parking. Jenkintown's central business district is anchored along Old York Road (Rt. 611), serving as the borough's primary commercial spine.

Current ownership has completed significant capital improvements and select cosmetic upgrades, addressing major deferred maintenance and enhancing overall asset quality. However, rents have not been fully optimized, leaving much of the near-term upside for a new owner. Additionally, the rear portion of the building on Johnson Street is only one story in height, while zoning permits up to 50 feet (subject to zoning review), which may offer additional value-add potential to develop and add square footage (buyer to conduct due diligence on zoning and development standards).

Positioned along a high-visibility stretch of Old York Road with strong vehicle traffic and just minutes from the Jenkintown SEPTA Regional Rail station, the property benefits from both suburban accessibility and consistent tenant demand.



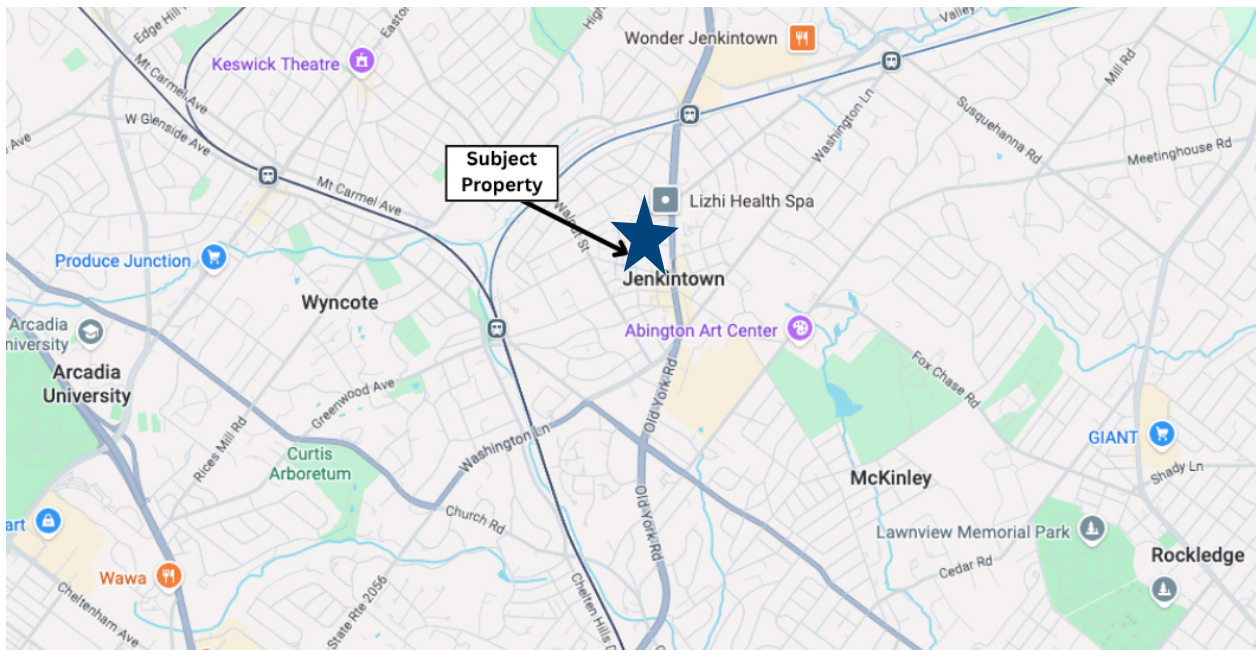
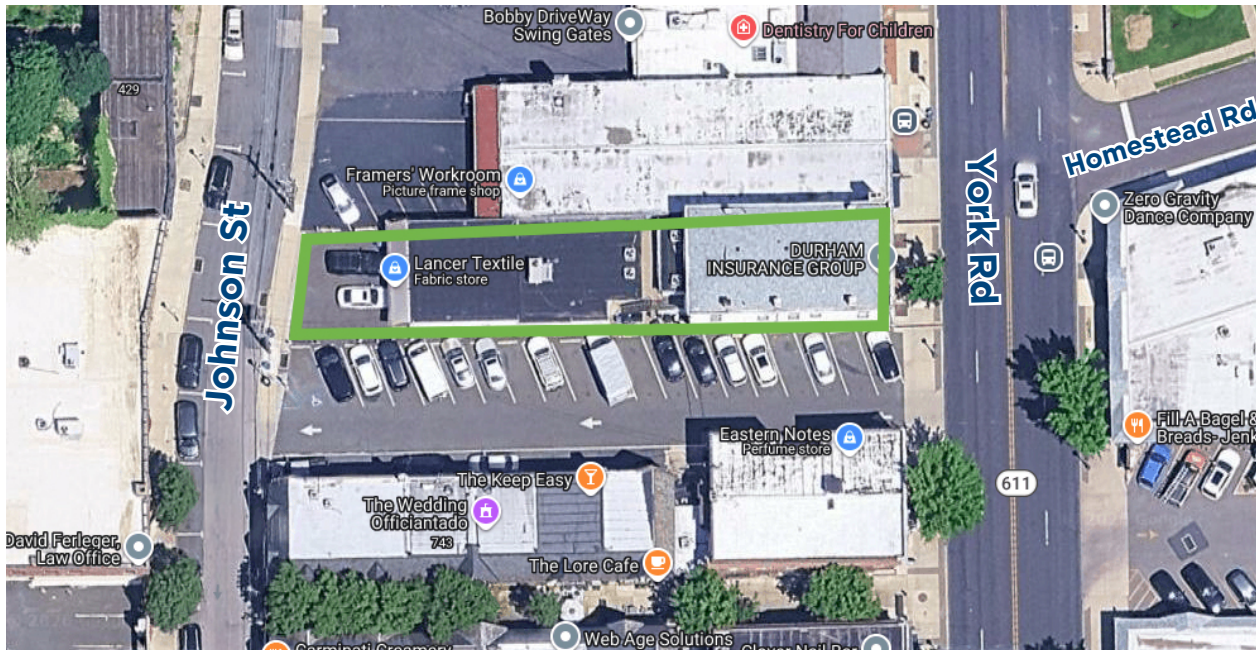
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## Aerial View



DEMOGRAPHICS (within 1 mile)	
Residents	18,618
Average household income	\$133,154
Est. Daytime population	11,900

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## Retail Map



**Walk Score®**

Walk Score  
**88**

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## Property Overview

PROPERTY INFORMATION	
Property Address	431-33 Old York Rd & 424 Johnson Street
Price	\$1,080,000
Number of Units	Seven (7)
Current Use	Mixed Use: Retail, Office, and Apartments
Year Built	1950
Number of Floors	Three (3)
Building Entrances	Four (4)
Number of Buildings	One (1)
UNIT MIX	
Number of Retail Stores	Two (2)
Number of Professional Office Spaces	One (1)
Number of Apartments	Four (4)
Total Number of Units	Seven (7)
CITY RECORDS DATA	
Gross Building Area	8,802 SF
Tax Parcel Number	10-00-05496-002
2026 Real Estate Tax Assessment*	\$319,810
2026 Real Estate Taxes*	\$22,664
Street Frontages	32' on York Rd and 33' on Johnson St
Lot Dimension	32' x 180'
Lot Area	5,655 SF
Zoning	NCR
Land Use	4100 Mix: Retail, Ofc, Apts - Multi-Use
County	Montgomery, PA
Municipality	Jenkintown Borough
School District	Jenkintown

\*Per public records

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## Operating Statement

INCOME	CURRENT	WITH SCHEDULED RENT INCREASES*
Gross Scheduled Rent	\$112,092	\$120,156
Utility Reimbursements	\$1,069	\$2,000
Gross Potential Income	\$113,161	\$122,156
Vacancy Factor @ 5%	(\$5,658)	(\$6,107.80)
<b>Effective Gross Income</b>	<b>\$107,503</b>	<b>\$116,048</b>
<b>EXPENSES</b>		
Real Estate Tax 2026	\$22,664	\$22,664
Electric	\$250	\$250
Water and Sewer	\$7,015	\$7,015
Management @ 5%	\$5,375	\$5,802
Insurance	\$8,492	\$8,492
Repairs and Maintenance	\$8,345	\$8,345
Cleaning Services	\$1,784	\$1,200
Trash and Recycling Expenses	\$800	\$800
Fire Alarm Fees**	\$595	\$595
<b>Total Expenses</b>	<b>(\$55,770)</b>	<b>(\$55,613)</b>
<b>Net Operating Income</b>	<b>\$51,733 (CAP Rate: 4.31%)</b>	<b>\$60,435 (CAP Rate: 5.04%)</b>

\*See Rent Roll for Increase Schedule

\*\*Annual inspection fee = \$55/year;  
Monthly monitoring fee = \$45/month

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## Rent Roll

UNIT	USE OF SPACE	# OF BEDS/BATHS	IN-PLACE RENT	LEASE START	LEASE END	TERM
431-A	Residential Apartment	Studio/1 Bath	\$670	4/1/25	3/30/26	MTM
431-B	Residential Apartment	3 Bed/1 Bath	\$1,850	2/1/26	1/30/28	1 Year
431-C	Retail: Barber Shop	One (1) Bathroom	\$1,100	9/1/25	8/30/28	3-Year with Option to Renew
433-A	Residential Apartment	Studio/1 Bath	\$705	2/1/24	3/30/25	MTM
433-B	Residential Apartment	3 Bed/1 Bath	\$1,677	2/1/24	1/30/25	MTM
433-C	Retail: Hair Salon	One (1) Bathroom	\$1,150	4/1/26	3/31/29	3-Year with Option to Renew
424 Johnson	Office: Textile Business	One (1) Bathroom	\$2,189	7/1/21	6/30/25	5-Year with Option to Renew

### RESPONSIBILITY FOR UTILITIES

Electric	Landlord pays for 424 Johnson 431B and 433B 431A & 433A reimburse 75% of cost
Heating/Air Conditioning	Tenant
Water and Sewer	Landlord
Domestic Hot Water	Landlord
Cooking Gas	Tenant
Wifi	Tenant

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## Rent Roll Scheduled Increases

UNIT	USE OF SPACE	# OF BEDS/ BATHS	SCHEDULED INCREASE DATE	INCREASED RENT
431-A	Residential Apartment	Studio/1 Bath	5/1/26	\$704
431-B	Residential Apartment	3 Bed/1 Bath	5/1/27	\$1,905
431-C	Retail: Barber Shop	One (1) Bathroom	7/1/26	\$1,155
433-A	Residential Apartment	Studio/1 Bath	5/1/26	\$738
433-B	Residential Apartment	3 Bed/1 Bath	5/1/26	\$1,760
433-C	Retail: Hair Salon	One (1) Bathroom	4/1/27	\$1,312
424 Johnson	Office: Textile Business	One (1) Bathroom	7/1/26	\$2,439

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## Apartment Rental Survey

APARTMENT RENTAL SURVEY (SOURCED FROM BRIGHT MLS)			
ADDRESS	UNIT TYPE	MONTHLY RENT	STATUS AS OF 04/02/26
501 Washington Ln #308	Studio/1 Bath	\$1,725	Active
501 Washington Ln #204	Studio/1 Bath	\$1,625	Active
410 Cottman St #2A	Studio/1 Bath	\$1,050	Pending
<b>Avg. Studio Apt Rent</b>		<b>\$1,467</b>	



**501 Washington Ln #308 & #204**



**410 Cottman St #2A**



**435 Leedom St #2**



**100 West Ave #105S**



**103 Township Line Rd #2**

SUBJECT PROPERTY	RENT	SURVEY AVERAGE
Studio/1 Bath	\$668	\$1,467

APARTMENT RENTAL SURVEY (SOURCED FROM BRIGHT MLS)			
ADDRESS	UNIT TYPE	MONTHLY RENT	STATUS AS OF 04/02/26
435 Leedom St #2	3 Bed/1 Bath	\$1,600	Closed
100 West Ave #105S	3 Bed/1 Bath	\$2,250	Closed
103 Township Line Rd #2	3 Bed/1 Bath	\$2,799	Closed
<b>Avg. 3 Br Apt Rent</b>		<b>\$2,216</b>	

SUBJECT PROPERTY	RENT	SURVEY AVERAGE
3 Bed/1 Bath	\$1,764	\$2,216

### COSTAR MARKET ASKING RENT AVERAGES FOR JENKINTOWN

Studio Asking Rent	\$1,333
1 Bedroom Asking Rent/Unit	\$1,477
2 Bedroom Asking Rent/Unit	\$2,102
3 Bedroom Asking Rent/Unit	\$2,522

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## Unit Descriptions

UNIT	USE OF SPACE	# OF BEDS/ BATHS	APARTMENT FEATURES
431A	Residential Apartment	Studio/ 1 Bath	Portable Stove Top; Kitchen Sink; Full Bathroom
431B	Residential Apartment	3 Bed/ 1 Bath	Dishwasher; Washer/ Dryer; 1.5 Baths
431C	Retail: Barber Shop	One (1) Bathroom	Full Bathroom and Kitchen
433A	Residential Apartment	Studio/ 1 Bath	Portable Stove Top, Kitchen Sink and Full Bathroom
433B	Residential Apartment	3 Bed/1 Bath	Dishwasher; Washer/ Dryer; 1.5 Baths
433C	Retail: Hair Salon	One (1) Bathroom	Full Bathroom and Kitchen
424J	Office: Textile Business	One (1) Bathroom	Kitchen, Bathroom

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## Building Renovations/Upgrades

### Upgrades Replacements and Repairs by Ownership

#### 431 #A (Studio/1 Bath Apt)

- » New Floors and Cabinets Installed
- » Painted

#### 431 #B (3 Bed/ 1 Bath Apt)

- » New Floors Installed
- » Renovated Bathroom
- » New Washer/Dryer and Dishwasher Installed
- » Painted

#### 431 #C (1 Bath Barbershop)

- » New Floors Installed
- » Renovated Bathroom
- » New Drainage System

#### 433 #B (3 Bed/ 1 Bath Apt)

- » Water Proofed

#### 433 #C (1 Bath Hair Salon)

- » New Hot Water Heater Installed
- » New Window Installed
- » Water Proofed

#### 424 Johnson Street (1 Bath Textile Business Office)

- » New HVAC Installed

#### Other

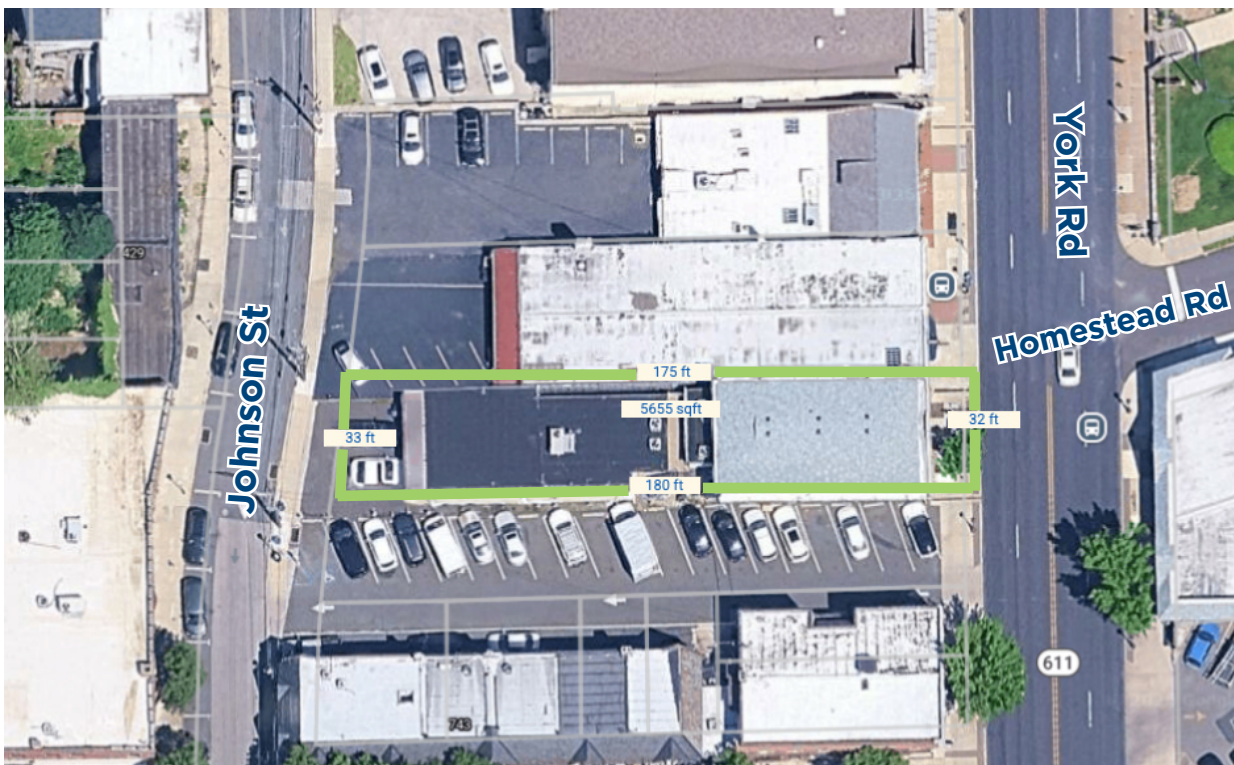
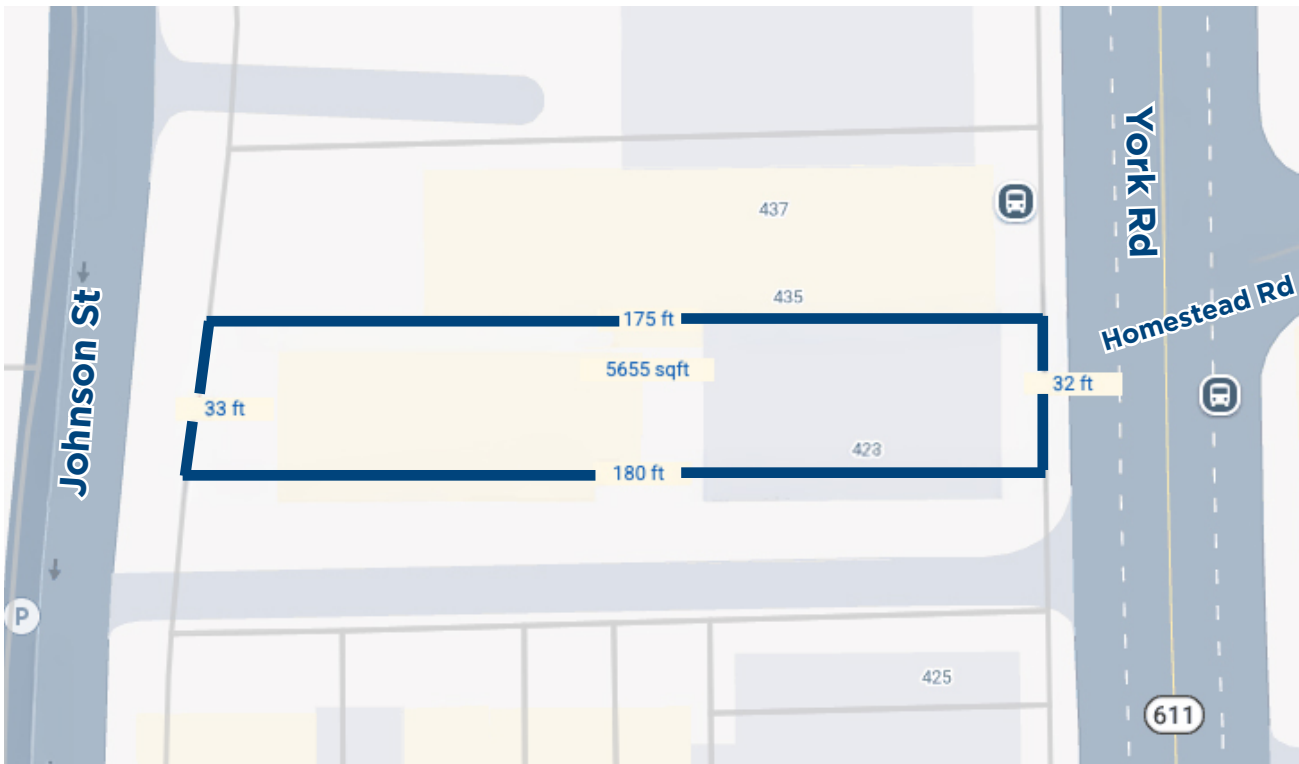
- » New Roof installed on both 424 Johnson St and 431-33 Old York Road
- » Steel Doors Installed
- » Chimney Capped
- » HVAC Replaced in 431 Old York Road
- » Gutters Replaced

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## Site Plan Street View



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## Sale Comps

PROPERTY ADDRESS	# OF UNITS	SALE PRICE	SOLD DATE	BUILDING AREA (SF)	SOLD PRICE PSF	SOLD PRICE PER UNIT	TYPE
401 Old York Rd	10	\$1,500,000	03/2024	22,764	\$65.89	\$150,000	Mixed Use: Retail, Apartments
475 Old York Rd	3	\$600,000	Nov 2025	6,029	\$99.52	\$200,000	Mixed Use: Retail, Apartments
513 Greenwood Ave	8	\$1,200,000	April 2024	9,360	\$128.21	\$150,000	Apartments
414 West Ave	6	\$850,000	Feb 2024	5,043	\$168.55	\$141,666.67	Apartments
1858 Guernsey Ave	4	\$900,000	Dec 2025	6,000	\$150.00	\$225,000	Apartments
<b>Averages</b>	<b>6</b>	<b>\$1,010,000</b>		<b>9,839</b>	<b>\$122.43</b>	<b>\$173,333.33</b>	

PROPERTY ADDRESS	# OF UNITS	ASKING PRICE	BUILDING AREA (SF)	ASKING PRICE PSF	ASKING PRICE/UNIT
431-33 Old York Rd	7	\$1,200,000	8,802	\$136.33	\$171,428.57



401 Old York Rd



475 Old York Rd



513 Greenwood Ave



414 West Ave



1858 Guernsey Ave

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**Property Photos (Exterior - York Rd)**



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**Property Photos (Exterior - Johnson Street)**



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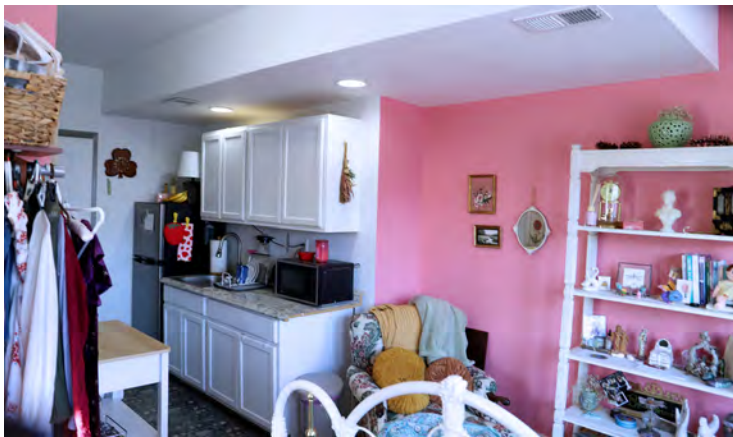
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Property Photos (Interior - Apartments)



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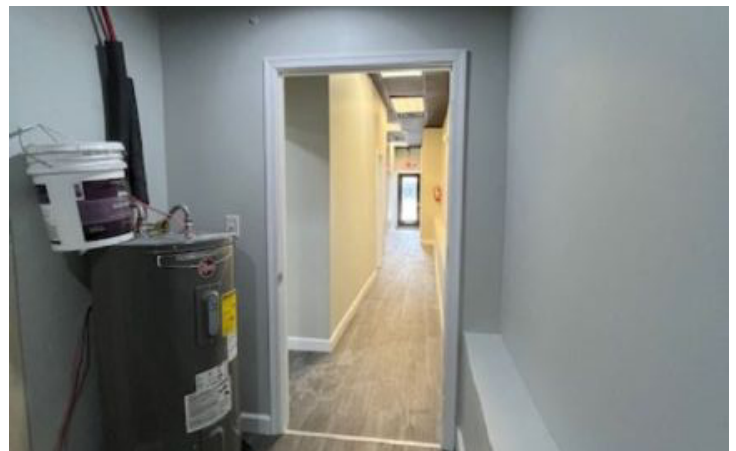
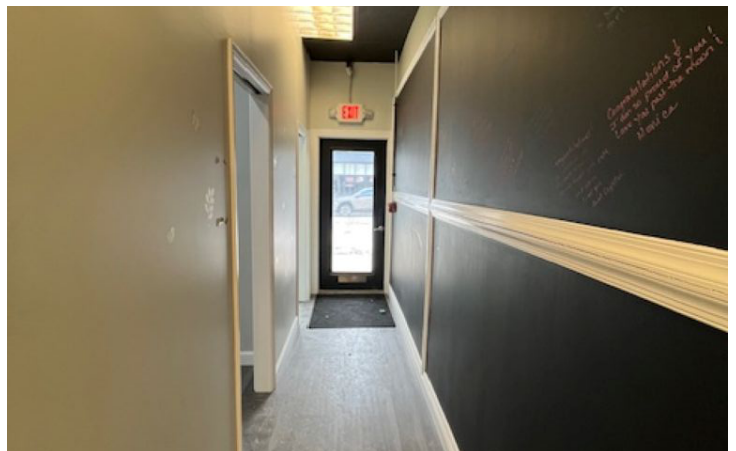
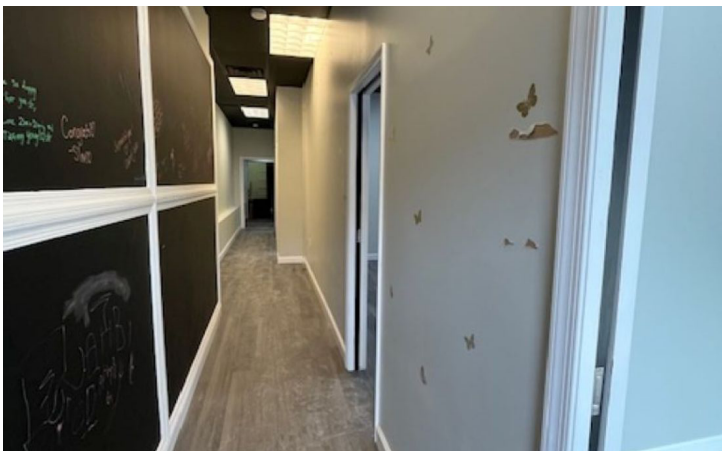
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Property Photos (Interior - Commercial)



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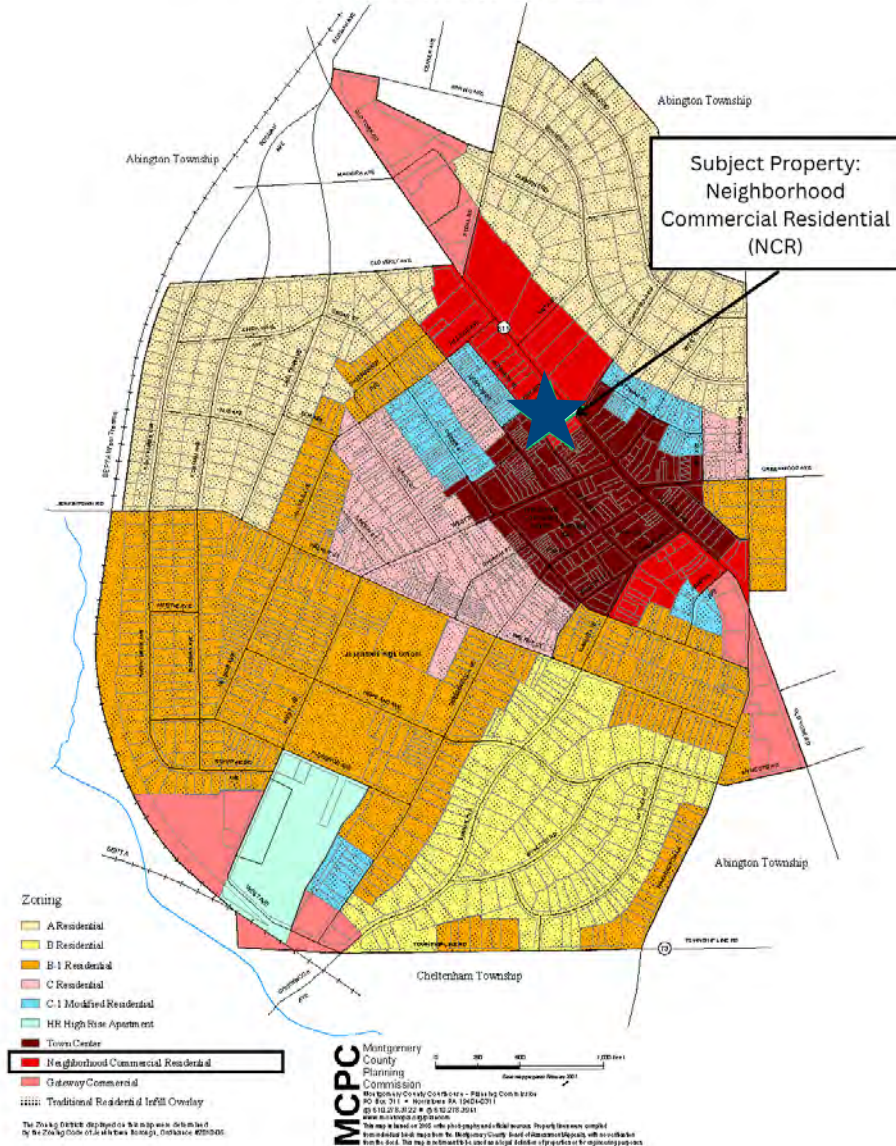
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## Zoning Map

### Jenkintown Borough Official Zoning Map Adopted September 13, 2010 Montgomery County, Pennsylvania



[Click here for the full zoning code](#)

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## About the Neighborhood: Jenkintown

Jenkintown’s vibrant downtown centers along Old York Road (Route 611), the borough’s primary commercial corridor and a key driver of local economic activity. This well-trafficked spine benefits from strong visibility, with over 27,000 vehicles passing through daily, supporting a dynamic mix of retail and service-oriented businesses. Ongoing revitalization efforts have spurred meaningful growth, highlighted by the transformation of the former Pavilion corporate center into a modern mixed-use destination featuring residential apartments and ground-floor retail.



The district is further anchored by the historic Hiway Theater, a beautifully restored cultural landmark that draws visitors and reinforces the area’s community-oriented appeal. In recent years, Jenkintown has experienced a surge in independent restaurants and boutique businesses, particularly in the “Uptown” section near Summit Avenue, contributing to a walkable, energetic environment that continues to attract both residents and visitors.



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