

CAPITAL
610-359-9700
 www.CapitalComRe.com



FOR SALE
610-612
W LANCASTER AVE
 BRYN MAWR, PA 19010

RARE MAIN LINE MIXED-USE
 INVESTMENT OPPORTUNITY

 **ASKING PRICE**
 (REAL ESTATE ONLY)
\$1,400,000

 **OPTIONAL LIQUOR LICENSE**
 Available Separately
\$300,000

FLEXIBLE ACQUISITION STRUCTURE

- ✓ Purchase Real Estate Only
- ✓ Purchase Liquor License Only (where permitted)
- ✓ Purchase Complete Package

 **THE PACKAGE DOES NOT HAVE TO COME AS A WHOLE – LIQUOR LICENSE DOES NOT HAVE TO BE INCLUDED.**

INVESTMENT HIGHLIGHTS

- ✓ Rare Bryn Mawr / Main Line Mixed-Use Investment
- ✓ Recently Renovated Throughout
- ✓ Seller Willing to Lease Back Restaurant
- ✓ Two Oversized Residential Apartments
- ✓ Strong In-Place & Projected Cash Flow
- ✓ Prime Route 30 / Lancaster Avenue Frontage
- ✓ Walkable Downtown Bryn Mawr Location
- ✓ Optional Liquor License Available
- ✓ Strong Surrounding Demographics
- ✓ Ideal Passive Investment or Long-Term Hold
- ✓ Significant Barriers to Entry in Main Line Market
- ✓ **Recent Appraisal Supporting \$1.4M Real Estate Valuation**
- ✓ Major Capital Improvements Completed in 2024

INCOME OVERVIEW

RESTAURANT LEASEBACK

- Restaurant is approximately 3,200 SF and seats 70+
- Tenant Restaurant Lease: \$7,000/month + Utilities
- Existing restaurant infrastructure in place

RESIDENTIAL APARTMENTS

- Two oversized second-floor apartments:
- Apartment 1: Large 2 Bedroom / 1 Bath – Approx. \$2,000/month
 - Apartment 2: Large 2 Bedroom / 1 Bath – Approx. \$2,000/month

 **STRONG IN-PLACE INCOME WITH UPSIDE POTENTIAL**

2024 CAPITAL IMPROVEMENTS





-  New Commercial Kitchen
-  Renovated Bathrooms
-  Four New High-End HVAC Units
-  Significant Interior Renovations
-  Turnkey Restaurant Infrastructure




PROPERTY DETAILS

 Property Type	Mixed-Use / Restaurant / Residential
 County	Delaware County
 Municipality	Haverford Township
 Tax IDs	22-05-00466-00 & 22-05-00467-00
 Building Condition	Recently Renovated
 Liquor License	Available Separately

LOCATION HIGHLIGHTS

-  Located in the heart of Bryn Mawr along Route 30 (Lancaster Ave)
-  High visibility & traffic counts
-  Walkable to retail, restaurants, medical offices, universities & transit
-  Affluent surrounding demographics with strong household incomes

FLEXIBLE INVESTMENT OPPORTUNITY

 The seller is willing to consider multiple acquisition structures. The real estate and liquor license may be purchased separately or together, creating flexibility for investors, owner-users, restaurateurs, and 1031 exchange buyers.

 **CONTACT**
 Chris Armas
 561-945-2346  armas888@gmail.com

 **CAPITAL COMMERCIAL REAL ESTATE GROUP**