

x002415 1992ft2 (3901 USD)



Location **Pennsylvania**  
<https://www.genclassifieds.com/x-466015-z>

3901 Conshohocken Avenue  
 Philadelphia, Pa., 19131

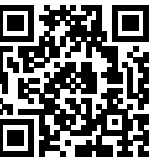

Rent \$15 Per Square Foot Gross

Four Spaces Available: Size of each space is: \*

1. 1272 sf - 1st Floor, High Ceilings, Clean lines, \$1600/month
2. 720 sf - 1st Floor, High Ceilings, Clean lines, \$900/month

Tenant can rent both spaces for \$2000/month  
 Shared Locker Rooms are available for all tenants.  
 Additional office space available and shared front desk in vestibule.  
 Attractive building, see image  
 Parking Available  
 Swim Club Membership Available, extra charge

The Rent is ALL INCLUSIVE.  
 No Utilities  
 No Business Use & Occupancy  
 No Common Area Maintenance

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The Greenbriar Village Apartments and Shopping Complex consists of 356 apartments. On its ground, there is also a shopping center including a pharmacy, grocery specialist, dry cleaner, beauty salon, chinese take out restaurant, and a new sit down restaurnat to open in the spring.

The immediate neighborhood is known as Balwynne Park (a.k.a. Wynnefield Heights) and is bounded by Monument Rd. & Belmont Avenue. It is an established community, consisting of 1,200 single family residences and duplexes, ten large apartment buildings/condominiums consisting of 100-400 units per building, senior citizen/nursing homes, 1 medical center, 1 office building, The Sharon Baptist Church (about 4,000 congregants), the regional Easter Seals Headquarters, and a Salvation Army Complex. Additionally, Wynnefield Heights proper includes several more large apartment complexes including The Presidential and Iroquois Apartment Houses, the Philadelphia College of Osteopathic Medicine, Channel Six TV, 3 other shopping centers (including the new Target Center) and more single family houses.

It is about one mile from City Line Avenue and the Schuylkill (I-76) Expressway. Fairmount Park (home of The Philadelphia Zoo, Boathuse Row, The Mann Music Center, and The Philadelphia Museum of Art) is just down the hill.

Interested, then call my office. Or if replying by electronic mail provide your telephone number. Bona fide prospects will leave their phone number and I do want to reach you.

For more information call:

Edward Novack @ Cobrin Realtors x 101