

**FULLY LEASED  
MEDICAL CONDO UNITS  
FOR SALE**

6404 E. ROOSEVELT BOULEVARD UNITS L & 2  
PHILADELPHIA, PA 19149



6404 E. Roosevelt Boulevard, Philadelphia, PA | Unit L (Lower Level) and Unit 2 (2nd Floor)



NAI Geis Realty Group, Inc. is pleased to present for sale this fully leased opportunity. **6404 E. Roosevelt Boulevard, Units L & 2** are Class "A"+ multi-tenanted medical condo units containing approximately 10,506 rentable square feet for sale, located in Philadelphia, Pennsylvania.

For more information, please contact:

**Brian Geis**

Executive Vice President, Brokerage Services  
bgeis@geisrealty.com  
(610) 975-4270

**Ross Weisman**

Senior Associate  
rweisman@geisrealty.com  
(610) 975-4271

**Sean Higgins**

Associate  
shiggins@geisrealty.com  
(610) 263-2850

**NAI Geis Realty Group, Inc.**

996 Old Eagle School Road

Suite 1117

Wayne, PA 19087

[www.geisrealty.com](http://www.geisrealty.com)

(610) 989-0300

# INVESTMENT HIGHLIGHTS

## PREMIER MEDICAL ASSET/TENANTS

- Two (2) fully leased medical office condominium units totaling 10,506 RSF
- Units L & 2 are the entire lower level and second floor of building
- Successful high-volume children's dental & orthodontist practices
- Long term secure tenants have occupied units for 15 & 30 + years
- Both tenant leases expire on July 31, 2021
- Custom medical build out and related medical equipment in place
- Fully occupied building with variety of medical office tenants and unit owners
- Virtually no landlord operating expense responsibilities
- Approximately \$180,173 in net rental income or 10% cap rate

## EFFICIENT DESIGN

- Timeless architectural design
- Ground level access with updated lobby
- ADA accessible with elevator service to all floors
- Minimal common area maintenance managed by condominium

## CONDOMINIUM

- Ownership of both units would allow ability to control/manage condominium association
- Extensive recent capital improvements and routine maintenance schedule
- Current surplus condominium cash balance over \$120,000 (Feb 19, 2019)
- Opportunity to self-manage condominium association and collect market management fee

## PROMINENT LOCATION, CONVENIENT ACCESS & LOCAL AMENITIES

- Located prominently with highest visibility at intersection of Bustleton Ave & Roosevelt Blvd
- Daily traffic counts of 49,735\*
- Convenient access and public transportation to entire Philadelphia region
- Minutes away from host of dining, hotel, shopping, and retail amenities
- Access to a large pool of healthcare and medical professional organizations

\*Source: PennDOT

