



**For Sale**  
**Multi Unit / Mixed Use**  
**3812 W 9th St**  
**Marcus Hook, PA**

**KW Commercial**  
**542 N Lewis Rd**  
**Limerick PA 19468**  
**Cell 610-551-5830**  
**Office 484-762-8149**

**Location :** Trainer Boro  
Delaware County, PA

**Property Type:** Mixed Use  
Restaurant, Ranch Home,  
Apartment, Garage

**Lot Size :** .23Acres

**Current Zoning :** B  
Business District

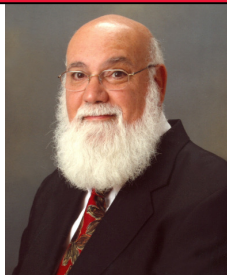
**Real Estate Taxes :** \$5,948 /  
2010



Multi unit commercial property on high traffic and high visibility street. Property consists of 1000sf restaurant unit, 600 sf 1 Br 2nd floor apartment, 1500sf 4 Br 1.5 Ba rancher and 500 sf garage. Plenty of parking. Restaurant has walk in box, 2 ADA compliant bathrooms, 1 employee bathroom hood, Ansul fire suppression system, security system forced air gas heat. All units have separate utilities. Water & sewer are paid by landlord. Zoned B (Business District). As of Right uses include Restaurant, Retail, Offices, Banks, Commercial Shops, Personal Services, Funeral Home.



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**Asking Price : \$225,000**