



BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

EXECUTIVE SUMMARY:

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**Cunningham Piano Company Moving to New Location
Existing Locations Available For Sale (individually or as one)
5423 / 5427 Germantown Avenue, Philadelphia, Pennsylvania
and
24 East Coulter Street, Philadelphia, Pennsylvania**

- Cunningham Piano Company showroom, 5423 / 5427 Germantown Avenue
 - 21,597 square feet – 3 story masonry building plus a basement (7,500 +/- square feet per floor)
 - Beautiful interior and exterior architectural features
 - Large open space rooms on all 3 levels
 - Zoned RSA – 2
 - Land approximately 0.27 acres – 77.5 foot frontage (11,625 +/- square foot lot)
 - Priced separately at \$925,000
 - Owner is flexible with closing date to suit Buyer's needs
- Cunningham Piano Rehab Factory Building, 24 East Coulter Street (just Germantown Avenue)
 - 19,362 square feet – 4 story masonry building plus basement (5,500 +/- square feet per floor)
 - Industrial lift for service to upper floors
 - Presently used to refurbish antique pianos
 - Zoned RSA – 5
 - Land approximately 0.13 acres – 44 foot frontage (5,868 +/- square foot lot)
 - Priced at \$350,000
 - Owners are flexible with closing date to suit Buyer's needs
- Cunningham will sell both buildings to one Buyer or will entertain individual and separate offers
- Contact - Kurt Marhefka – 215-778-6594 – kurt.marhefka@foxroach.com
- Ed Ritti – 610-306-3933 – ed.ritti@foxroach.com

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