

Old York, New Gold: The Rare 0.75-Acre Opportunity in Abington

Investor Analysis Brief | April 2025

This 0.75-acre parcel on Old York Rd offers stabilized income today and big redevelopment upside tomorrow — a rare opportunity to own a key piece of Abington’s most active commercial corridor.

Why This Deal Matters

Anchored by Ferguson Plumbing Supply, the property generates steady rent while offering significant redevelopment options. Zoned F1, the site has excellent visibility and sits in a growing, high-demand market.



Ferguson anchor tenant storefront with signage and ADA access

Property Snapshot

- **Cap Rate:** ~6% (based on ~\$55,000 NOI)
- **Lot Size:** 0.75 acres / 32,670 SF
- **Zoning:** F1 – Retail/Commercial
- **Tenants:** Ferguson Plumbing, Blue Touch Pool Services

- **Proposed Offer:** \$950,000



One of the three freestanding structures included in the sale



Blue Touch Pool Services — another tenant providing stable income

Financial Overview

Rent Roll (2025)

- Ferguson (6,100 SF): \$90,000/yr through 2028 + 2x 5-year options
- Mega Realty (3,360 SF): \$42,000/yr (starts 2025)

- 2nd Floor Vacancy (3,360 SF): Pro forma \$33,600/yr
- Blue Touch Pool (4,100 SF): \$67,464/yr through 2027 + renewal option

Operating Expenses

- Real Estate Taxes: \$33,218
- Insurance: \$6,800
- CAM: \$9,150
- Ferguson Recovers: -\$27,072
- **Total Net Expenses:** \$22,896

Net Operating Income: \$210,168

Valuation

- At 8.0% Cap Rate: **\$2,627,100**
- At 7.5% Cap Rate: ~\$2.80M
- At 7.25% Cap Rate: ~\$2.90M

Development Potential

- Retail + apartment mid-rise
- Mixed-use with drive-thru or QSR
- Re-tenant and increase rents over time

Final Word

Rare scale. Real income. Serious potential. This property checks the boxes for both immediate yield and long-term upside. Located on a major corridor and surrounded by national retailers, this is a proven performer with expansion possibilities.

Address: 1929 Old York Rd, Abington, PA 19001