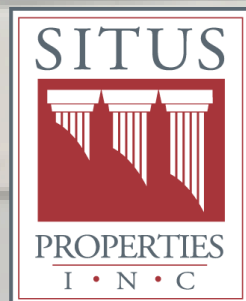


233 & 331 N. YORK ROAD

HATBORO, PA 19040

Offering
Memorandum



Commercial Real Estate Services

www.SitusProperties.com
215-886-9400

INVESTMENT SUMMARY

Description:

Office and medical office complex of approximately 10,320 square feet situated on 1.56 acres. The property currently features two (2) tenants with the opportunity for either an owner occupant or investor to add value through either lease up or redevelopment. Both properties share parking and driveway access from N. York Road. Recent parking lot, landscaping, and signage upgrades completed by ownership.

Zoning:

233 N. York Road - RC1 - Retail Commercial District
331 N. York Road - O - Office

Location:

Located in Hatboro Borough, Montgomery County, PA, the project is located within close proximity to the City of Philadelphia and major arterial roads including Route 611, County Line Road, Street Road (Route 132), and the Pennsylvania Turnpike (I-276) providing access to Philadelphia and its suburbs.

Public transportation available by SEPTA Regional Rail to the Hatboro Train Station from 30th Street Station through Center City Philadelphia to Warminster. Bus Service on SEPTA Route 22 from Olney Transportation Center to Warminster.

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.

Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



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INVESTMENT SUMMARY

Tenants:

331 N. York Road

Building A
ReFocus Eye Centers 4,724

Building B
Vacant 2,530

Building C
C1&C2 - Dermatology Associates 1,652
C3 - Vacant 670

233 N. York Road
Vacant 744

Total: 10,320 sq. ft.

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INVESTMENT SUMMARY

Year Constructed:	1971 (331. N. York Road) 1946 (233. N. York Road)
Roof:	TPO Insulated Membrane (331 N. York Road Buildings A&C) Rubber Membrane (331 N. York Road Building B & 233 N. York Road)
Frame:	Brick (331 N. York Road) Wood (233 N. York Road)
Doors:	Wood and steel
HVAC:	Gas (331 N. York Road) Electric (233 N. York Road)
Water:	Public
Sewer:	Public

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SITE



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