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· MAIN LINE ·

*Each Office Is Independently Owned and Operated*

**McCann**  
COMMERCIAL



Therapy Choice

OFFICE BUILDING FOR SALE

**10501 ACADEMY RD UNIT N**

Philadelphia, PA 19114



# PROPERTY SUMMARY

10501 Academy Rd Unit N | Philadelphia

OFFICE BUILDING FOR SALE



## PROPERTY DESCRIPTION

922 SF professional office condo with functional, efficient layout and excellent accessibility. The space includes three private offices, open work area, lobby/reception, and private restroom. Pull-up parking directly outside the unit—a major convenience factor for clients and staff. Located adjacent to Northeast Philadelphia Airport with strong regional access. Ideal for owner-occupants or investors seeking a compact, turnkey office solution.

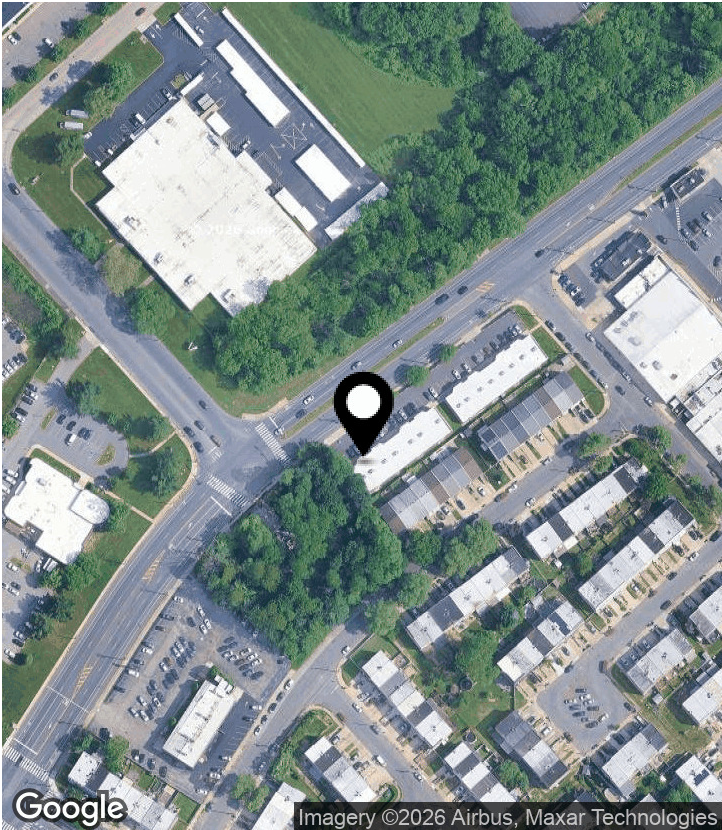
**Association:** \$230.84 per month, Dues pay water, garbage, insurance, landscaping, snow removal, exterior maintenance of the building, and exterior window cleaning.

**Taxes:** \$2,016 for 2026

**Use:** professional or business office

## OFFERING SUMMARY

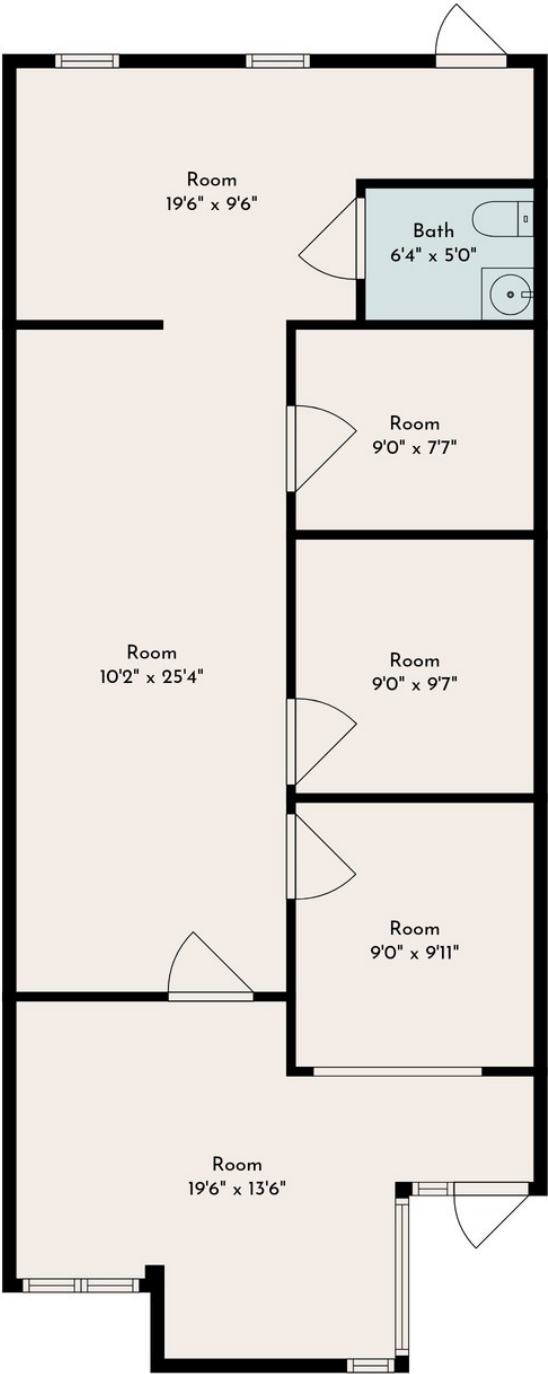
Sale Price:	\$235,000
Building Size:	922 SF
Year Built   Year Renovated:	1980   2022
Zoning:	RSA-4



# FLOORPLAN

10501 Academy Rd Unit N | Philadelphia

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**Total GLA: 966 sq. ft | Total: 966 sq. ft**  
1st floor: 966 sq. ft

Sizes And Dimensions Are Approximate.



# PHOTOS

10501 Academy Rd Unit N | Philadelphia

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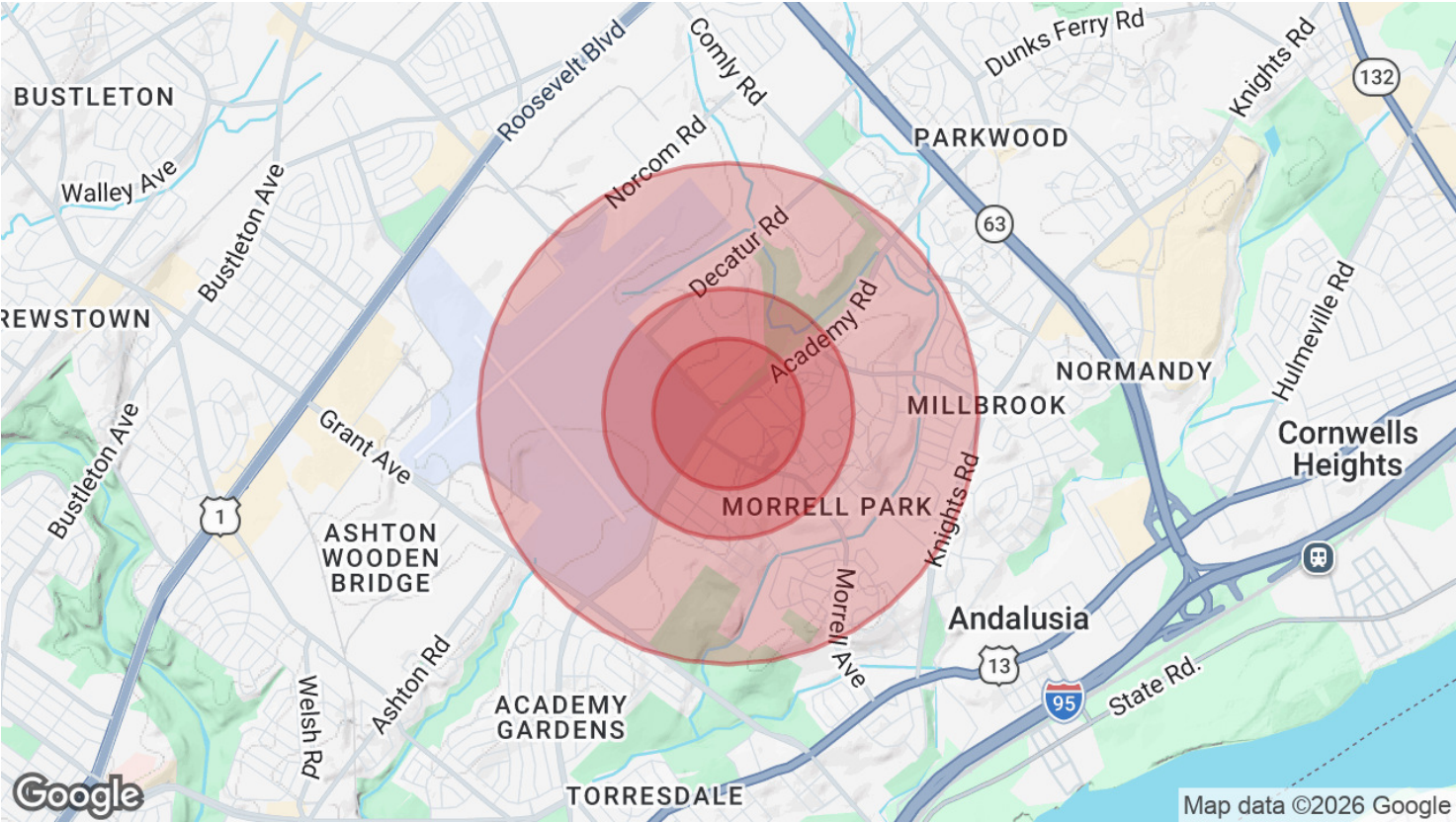




# DEMOGRAPHICS MAP & REPORT

10501 Academy Rd Unit N | Philadelphia

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,761	5,108	15,612
Average Age	41	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	756	2,142	6,224
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$95,075	\$97,689	\$109,350
Average House Value	\$305,558	\$303,929	\$295,314

Demographics data derived from AlphaMap

# RETAILER MAP

10501 Academy Rd Unit N | Philadelphia

OFFICE BUILDING FOR SALE





# DEAL TEAM

10501 Academy Rd Unit N | Philadelphia

OFFICE BUILDING FOR SALE



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