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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



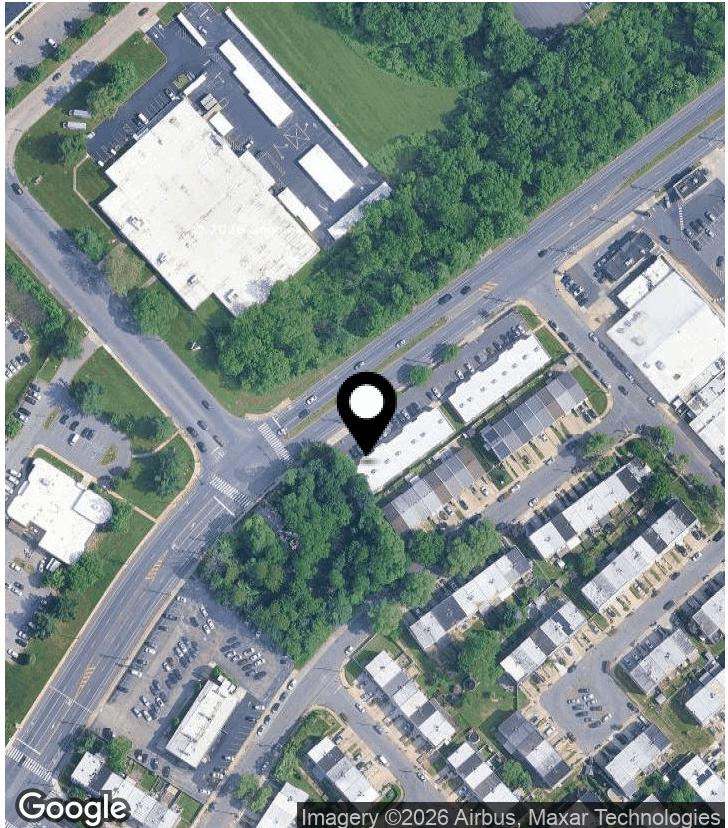
PROPERTY DESCRIPTION

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



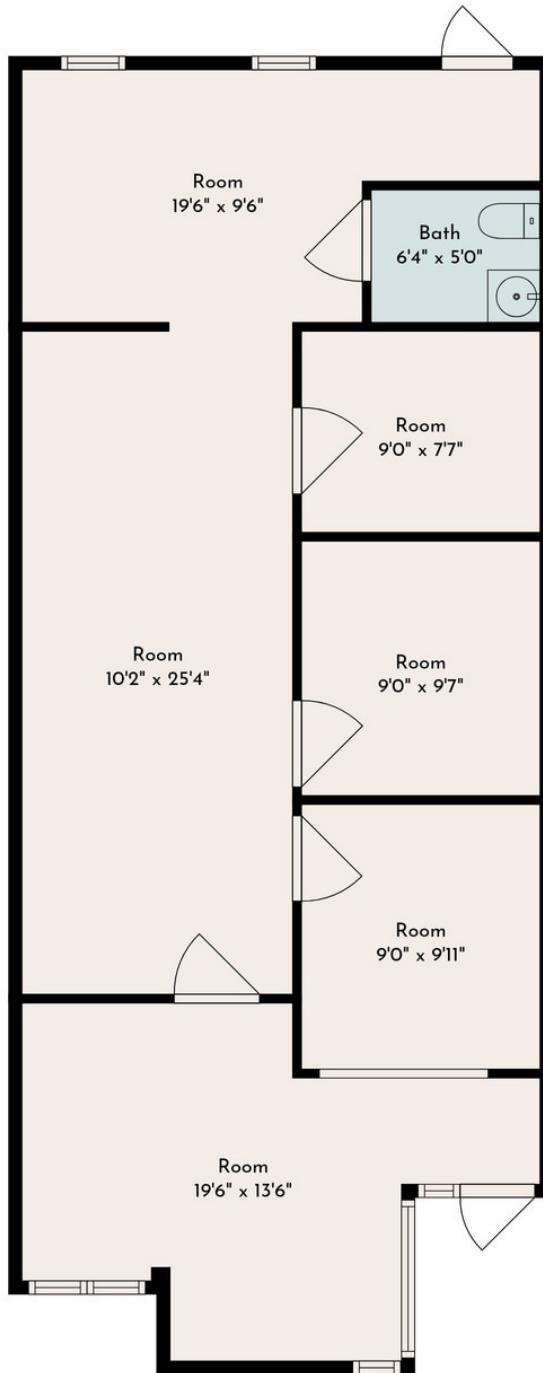
OFFERING SUMMARY

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

FLOORPLAN

10501 Academy Rd Unit N | Philadelphia

OFFICE BUILDING FOR SALE



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

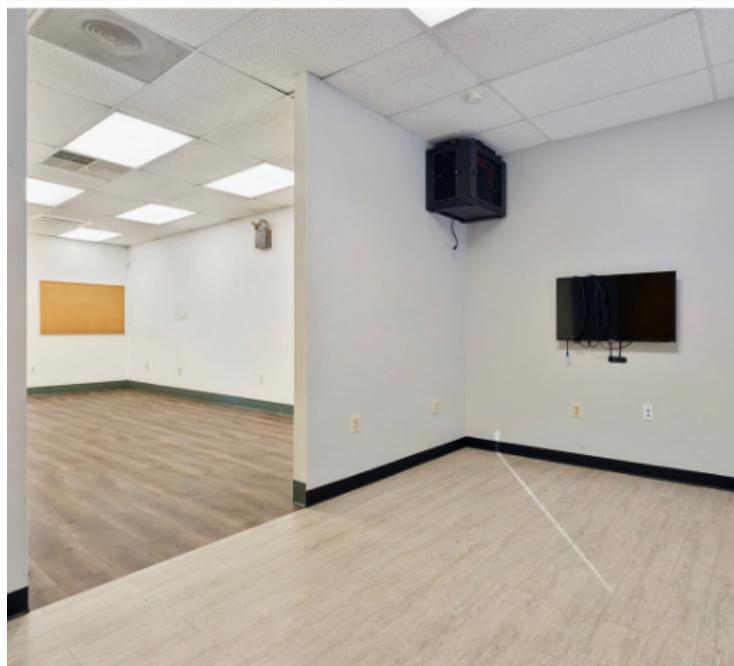
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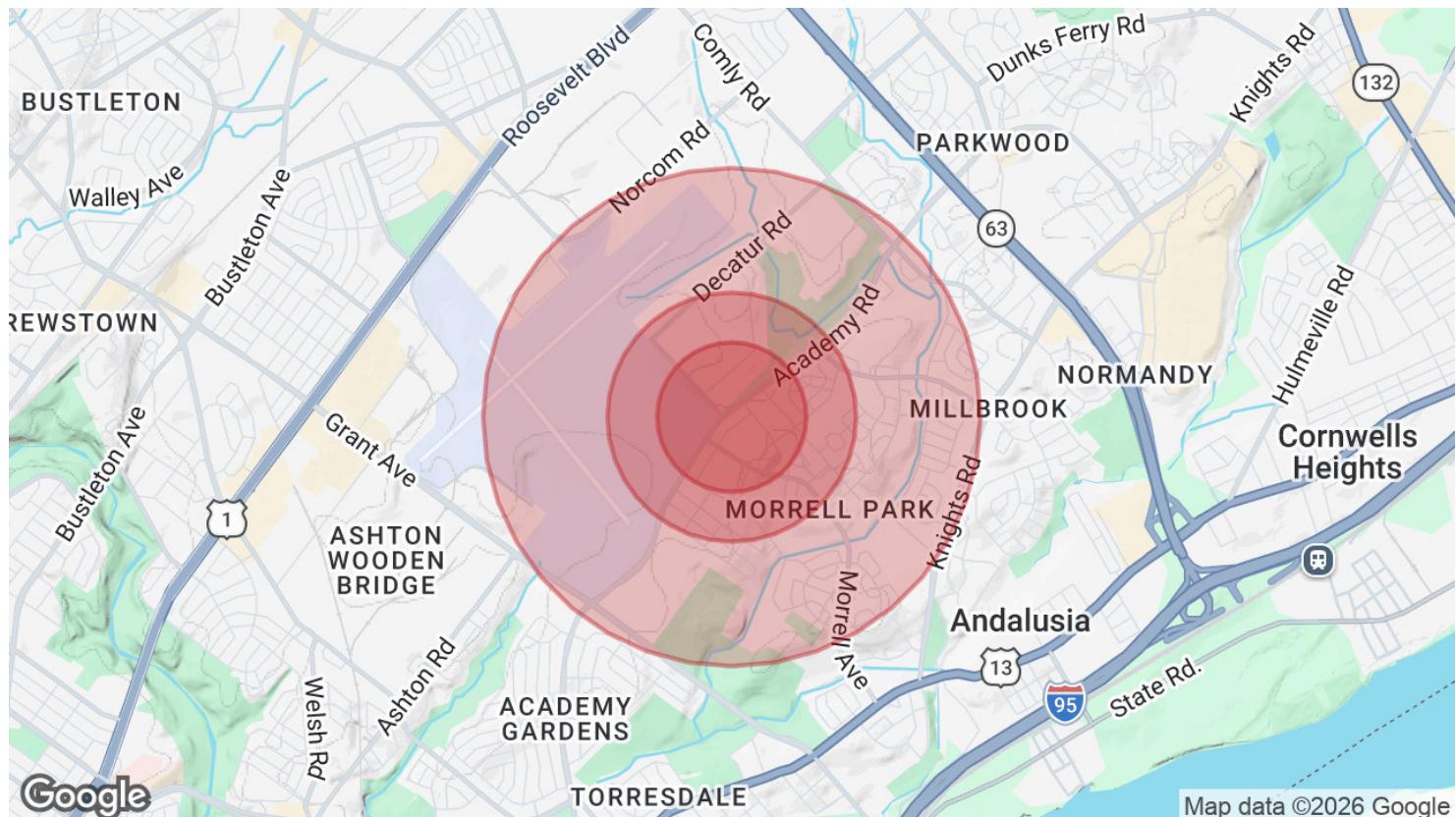
OFFICE BUILDING FOR SALE



DEMOCRAPHICS MAP & REPORT

10501 Academy Rd Unit N | Philadelphia

OFFICE BUILDING FOR SALE



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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