



OFFICE BUILDING FOR SALE

475 KEDRON AVENUE

Folsom, PA 19033

DEAL TEAM

475 Kedron Avenue | Folsom, PA 19033

OFFICE BUILDING FOR SALE



Jon O'Shea

M: 267.780.3419 | O: 610.520.0100
6 Coulter Ave 2nd Fl, Ardmore PA 19003
E: Jon@McCannTeamCommercial.com

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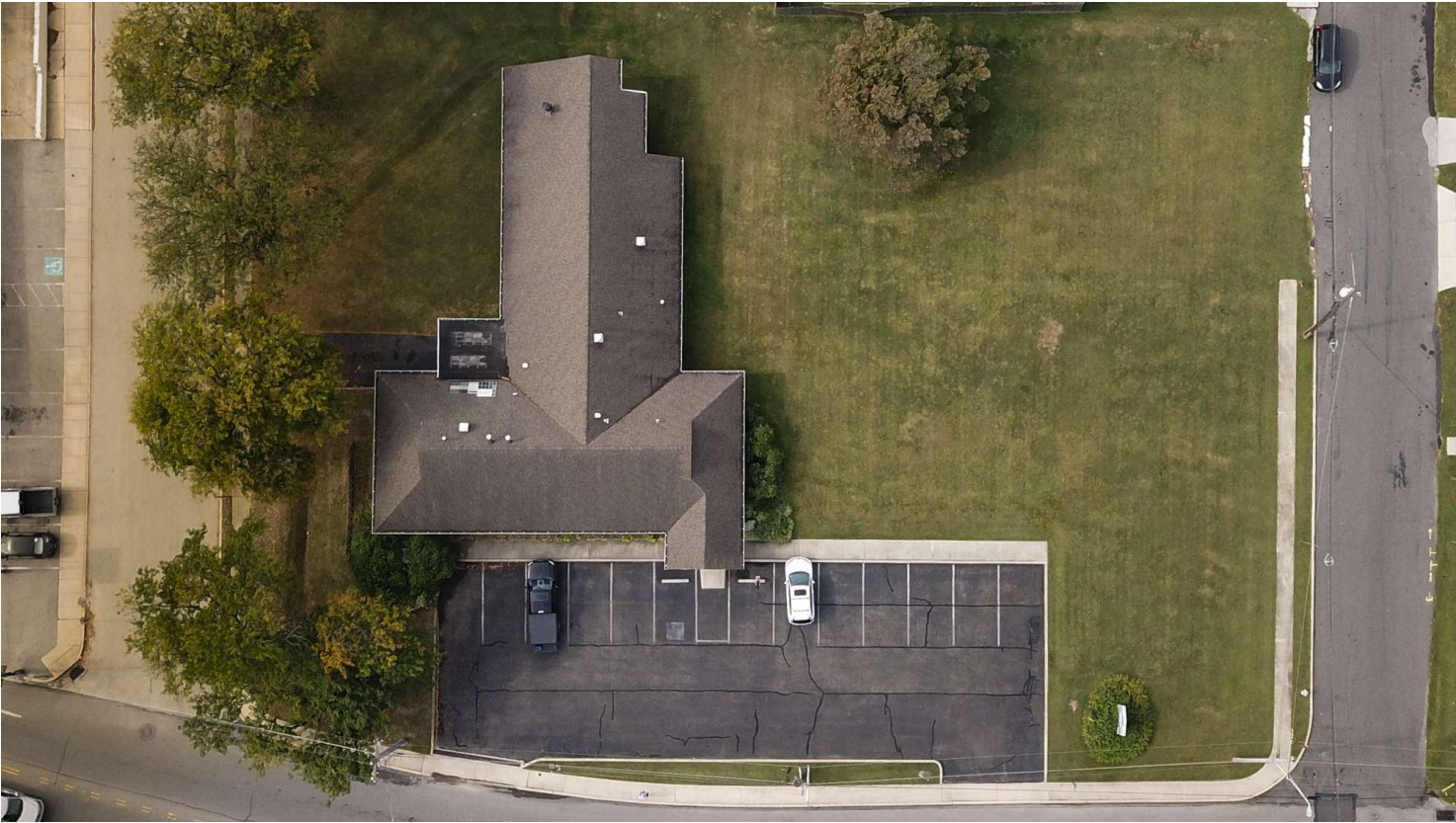
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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Highly functional medical/technical office building with substantial power and infrastructure in place. Originally constructed as an MRI center, the property has since been used for lab and related technical operations, making it ideal for a wide variety of uses.

KEY FEATURES

±4,700 SF single-story building on a prominent corridor (PA-420/Kedron Ave)

Robust electrical service – ideal for imaging, lab, data, or light manufacturing applications

Specialized infrastructure: heavy slab, plumbing and HVAC upgrades from lab build-out, vibration-resistant construction

Flexible layout for medical office, healthcare users, diagnostic imaging, lab/R&D, daycare, educational/training facility, or professional office

Convenient location with excellent visibility and easy access to MacDade Blvd, I-95, and regional hospitals

Ample on-site parking

This is a rare opportunity to acquire a building that combines medical-grade infrastructure with a prime Ridley Township location. Perfect for owner-occupants seeking to avoid the cost and delays of a full medical/lab build-out.

OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	4,640 SF
Year Built:	1987
County:	Delaware County

EXTERIOR PHOTOS

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INTERIOR PHOTOS

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IN THE NEIGHBORHOOD

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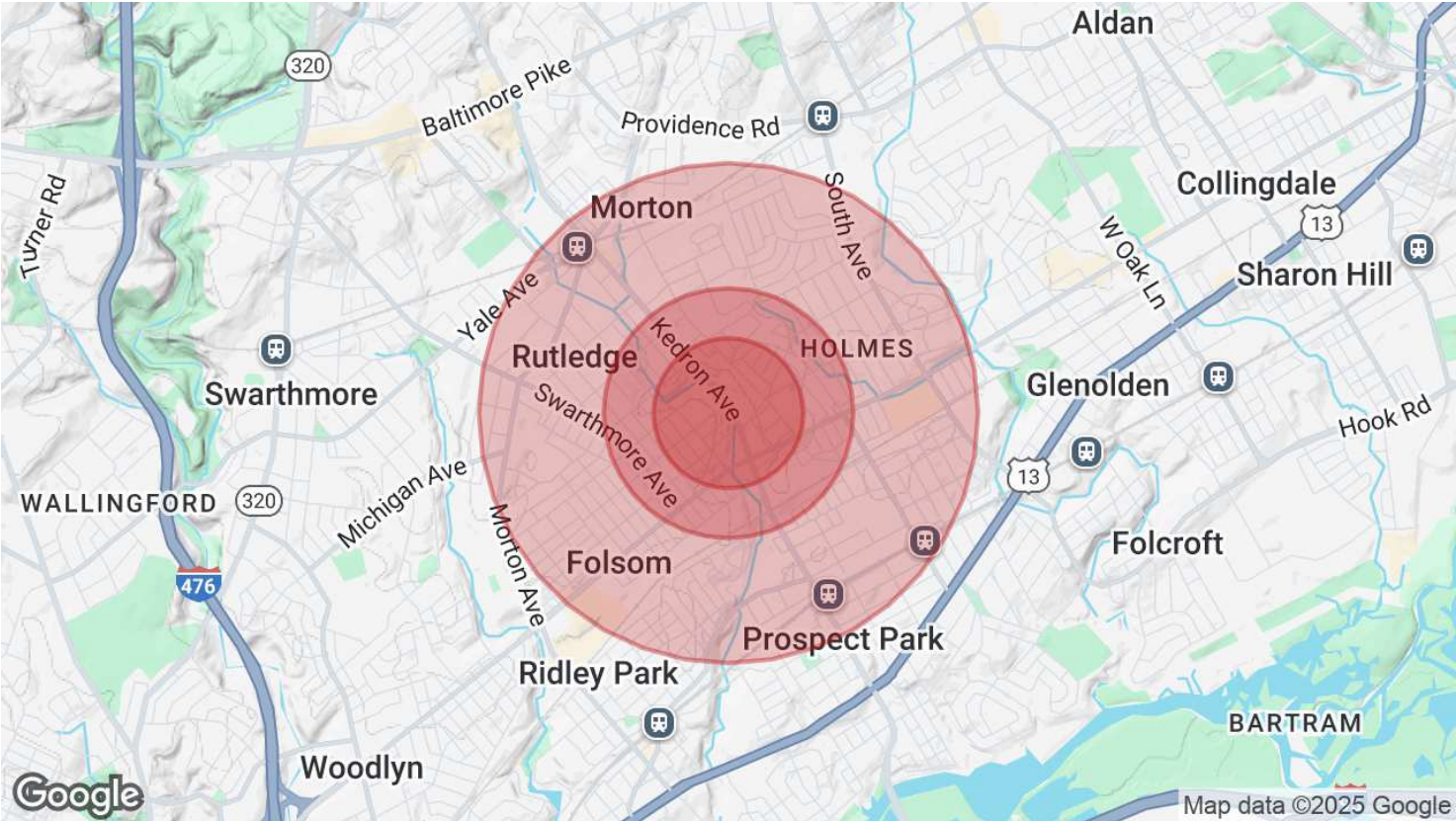
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	935	5,159	23,570
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	340	1,942	9,294
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$107,877	\$109,301	\$107,208
Average House Value	\$267,772	\$279,094	\$280,282

Demographics data derived from AlphaMap