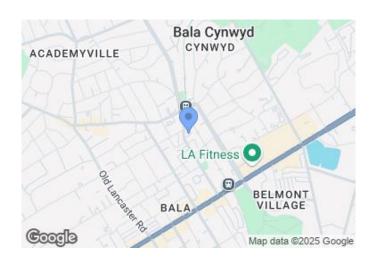
Active





Recent Change: 01/02/2025 : New Active : ->ACT

MLS #: PAMC2125640 Tax ID #: 40-00-03604-001

Fee Simple Ownership Interest: Unit Entry Floor:

Sub Type: Mixed Use

Waterfront: No Available SqFt: 16,623.00

Business Use: Apartment Building, Banquet

Facility/Lodge, Day Care Facility, Health Club, Hotel/Motel, Medical, Other, Other/General Retail, Professional, Religious Facility, Restaurant/Bar, Shopping Center, Storage, Supermarket/Grocery

Store, Theater

\$575,000 / 2024

4232

336

Year Built: 1945

Location

Montgomery, PA County:

Lower Merion Twp - Montgomery MLS Area:

County (10640)

Subdiv / Neigh: **BALA** 

School District: Lower Merion Cross Street: Highand Ave

Association / Community Info

Property Manager: Association Recreation Fee: No

**Taxes and Assessment** 

Tax Annual Amt / Year: \$24,661 / 2023

School Tax: \$19,498

County Tax: \$2,753 / Annually City/Town Tax: \$2,409 / Annually

Clean Green Assess: Nο

Zoning: **COMMERCIAL** 

**Commercial Sale Information** 

Apartment Building, Banquet Business Type: Facility/Lodge, Day Care Facility,

Health Club, Hotel/Motel, Medical, Other, Other/General Retail, Professional, Religious Facility, Restaurant/Bar, Shopping Center, Storage, Supermarket/Grocery Store,

Theater

Potential Tenancy: Multiple **Building Total SQFT:** Assessor

Tax Assessed Value:

Land Use Code:

Block/Lot:

**Building Info** 

**Building Units Total:** 9 Construction Materials: Stone **Building Level Count:** 3 Roof: Flat

Building Total SQFT: Assessor Total Loading Docks: 0 Total Levelers: 0

Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.69a / 30200sf / Assessor 201.00 x 0.00 Lot Size Dimensions:

**Business District** Location Type:

Parking

Car Parking Spaces Features: Parking Lot

25 **Total Parking Spaces** 

**Interior Features** 

Interior Features: Accessibility Features: 48"+ Halls

**Utilities** 

Utilities: Cable TV Available, Phone Connected; No Cooling; Cooling Fuel: Electric; Electric Service: 200+ Amp

Service; Heating: None; Heating Fuel: Natural Gas; Hot Water: Electric, Natural Gas; Water Source: Public;

Sewer: Public Sewer

Remarks

Please direct questions to Gina@dorazioteam.com / 267-210-1052. Before any showings please provide Agent:

proof of funds. Please have buyers walk the exterior of the building and do not disturb tenants. Please make offers based on income and contingent upon buyers' approval of conditions after the contract is approved. No showings Tuesdays, Thursdays, Sundays. No leases will be shared with buyer until we are under contract.

Apartments will not be shown until we are under contract.

This property is being sold in as is condition. This is a prime location for development of a high rise condo Public:

development. Listed on historic registry for the facade of the building. Movie theater with 975 seats split into 3 viewing rooms, a large office and room for parties on the second floor. 3rd floor projection room. Previously leased at \$10,000/month, now vacant. Additional 4 commercial spaces - 2 rented - Slices and Rolls @ \$3000/month, Hair salon @\$1200/month. 2 vacant storefronts. 4 residential apartment spaces at \$900/month totaling \$3,600 100% rented. Landlord pays for gas heat, water and trash. There is also a 3 plus car detached garage in the rear of the building ( 2500 sq ft) currently occupied by landlord and about

20 parking spots. Great location for redevelopment. Also listed is 124 Bala and 128 Bala.

**Listing Office** 

List Team Name: **Dino Dorazio Team** 

<u>Dino D'Orazio</u> (3152817) (Lic# RS295485) Listing Agent: (610) 724-8866

Listing Agent Email: dino@dorazioteam.com

Broker of Record: Harold Riley (3149480) Click for License

Listing Office: Keller Williams Real Estate-Blue Bell (KELWLMBB) (Lic# RB 063555)

910 Harvest Dr Ste 100, Blue Bell, PA 19422-1962

Office Manager: Harold Riley (3160597)

Office Phone: (215) 646-2900 Office Fax: (215) 654-6060 (267) 210-1052

Gina Dorazio (Lic# RS349012) Co-Listing Agent:

Co-Listing Agent Email: gina@dorazioteam.com

Showing

Appointment Phone: (267) 210-1052 Schedule a showing

Agent Showing Contact: Combo Lock Box Type:

Contact Name: Gina Showing Requirements: Appointment Only Cross Street: Highand Ave Showing Method: In-Person Only

Directions: Utilize GPS

**Listing Details** 

Original Price: \$4,500,000 Owner Name: Constantine V & Isaak V Sotolidis

DOM / CDOM: Listing Agrmnt Type: 1/1 Exclusive Right **BRIGHT** Prospects Excluded: Original MLS Name: No

Listing Service Type: Full Service Documents Available: Seller's Property Disclosure

Dual Agency: Seller Concessions: Yes

Sale Type: Standard 01/02/2025 Listing Term Begins: Listing Entry Date: 01/02/2025 Possession: Negotiable

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