

Agent Full

163 Bala Ave, Bala Cynwyd, PA 19004

Active

Commercial Sale

\$4,500,000



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

MLS #:	PAMC2125640	Available SqFt:	16,623.00
Tax ID #:	40-00-03604-001	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
Ownership Interest:	Fee Simple	Year Built:	1945
Unit Entry Floor:	1		
Sub Type:	Mixed Use		
Waterfront:	No		

Location

County:	Montgomery, PA	School District:	Lower Merion
MLS Area:	Lower Merion Twp - Montgomery County (10640)	Cross Street:	Highland Ave
Subdiv / Neigh:	BALA		

Association / Community Info

Property Manager:	No	Association Recreation Fee:	No
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Taxes and Assessment

Tax Annual Amt / Year:	\$24,661 / 2023	Tax Assessed Value:	\$575,000 / 2024
School Tax:	\$19,498	Land Use Code:	4232
County Tax:	\$2,753 / Annually	Block/Lot:	336
City/Town Tax:	\$2,409 / Annually		
Clean Green Assess:	No		

Zoning: COMMERCIAL

Commercial Sale Information

Business Type:	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	Potential Tenancy:	Multiple
		Building Total SQFT:	Assessor

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	Lot Size Dimensions:	201.00 x 0.00
Location Type:	Business District		

Parking

Car Parking Spaces	25	Features:	Parking Lot
Total Parking Spaces	25		

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

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

Public: This property is being sold in as is condition. This is a prime location for development of a high rise condo 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](#)
Listing Agent: [Dino D'Orazio](#) (3152817) (Lic# RS295485) (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
Co-Listing Agent: [Gina Dorazio](#) (Lic# RS349012) (267) 210-1052
Co-Listing Agent Email: gina@dorazioteam.com

Showing

Appointment Phone: (267) 210-1052  - [Schedule a showing](#)
Showing Contact: Agent
Contact Name: Gina Lock Box Type: Combo
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
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	1 / 1
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Documents Available:	Seller's Property Disclosure
Dual Agency:	Yes	Seller Concessions:	
Sale Type:	Standard		
Listing Term Begins:	01/02/2025		
Listing Entry Date:	01/02/2025		
Possession:	Negotiable		

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