

Building Description: Two (2) story Office buildings comprising approximately 15,000SF situated on 2 acres built in 2002. The building has a brick façade.

Subject Description: The buildings are currently 100 % occupied by (4) four tenants . There is ample parking onsite for approximately 45 automobiles. The buildings contain eight separate gas fired HVAC units. Building B has an elevator. One tenant is vacating the second floor and half of the 1st floor in Building A on December 31, 2025.

Building Size:	Gross: 15000SF Rentable: 13200SF
Floor Size:	3300SF per floor.
Year Built:	2002
Land Use:	C-Office
For Lease:	Entire second floor of Building A comprising 3300SF rentable and 1650SF on the first floor of Building A. Each floor can be divided into two suites of 1650SF each. Available 1/1/2026
Asking Price:	\$2,100,000. Seller financing is available to qualified buyers and subject to terms acceptable to Seller. Current NOI is approximately \$146,462.
Annual Real Estate Tax:	\$52,000.
Assessed Value:	\$1,023,800
Utilities:	Unit has (8) eight gas fired HVAC units, commercial grade electrical system
Available space	100% occupied.
Condition:	Good to excellent condition. Attractive exterior landscaping and Two story atriums.
Location:	½ mile to the Willow Grove interchange of the PA turnpike. Bus transportation on Old York Road and located 1 block from Old York Road. Convenient to retail and residential communities. Across the street from the Regency shopping Center.

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