

10-31-25

630 Fitzwatertown Rd.  
Willow Grove, PA 19090  
Upper Moreland Township, PA 19004 Montgomery County



**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 1<sup>st</sup> floor in Building A on December 31, 2025.

<b>Building Size:</b>	Gross: 15000SF Rentable: 13200SF
<b>Floor Size:</b>	3300SF per floor.
<b>Year Built:</b>	2002
<b>Land Use:</b>	C-Office
<b>For Lease:</b>	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
<b>Asking Price:</b>	\$2,100,000. Seller financing is available to qualified buyers and subject to terms acceptable to Seller. Current NOI is approximately \$146,462.
<b>Annual Real Estate Tax:</b>	\$52,000.
<b>Assessed Value:</b>	\$1,023,800
<b>Utilities:</b>	Unit has (8) eight gas fired HVAC units, commercial grade electrical system
<b>Available space</b>	100% occupied.
<b>Condition:</b>	Good to excellent condition. Attractive exterior landscaping and Two story atriums.
<b>Location:</b>	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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Call Michael Fox or Brett Fox or Mike Rush

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