



Offering Memorandum



Northeast Religious Campus

525 Welsh Rd, Philadelphia, PA 19115

PROPERTY SUMMARY

Seven Mile Church Campus

525 Welsh Rd, Philadelphia, PA 19115

OFFERING SUMMARY

SALE PRICE:	Undisclosed
BUILDING SIZE:	17,000± SF
LOT SIZE:	7.95±



PROPERTY SUMMARY

This well-positioned religious facility in Northeast Philadelphia offers a rare combination of functionality and future upside. The property features a two-story masonry main building supporting assembly and office use, along with an additional house and a secondary chapel onsite, providing flexibility for multiple uses or expanded operations. The site benefits from strong frontage, ample parking, and convenient access to I-95, the Pennsylvania Turnpike, and surrounding Bucks and Montgomery Counties. The excess land further supports expansion potential for additional building area or parking, making this an ideal opportunity for religious organizations, schools, community users, or investors seeking a well-located asset with immediate utility and long-term value.

PROPERTY DETAILS

SALE PRICE

Undisclosed

LOCATION INFORMATION

BUILDING NAME

Seven Mile Church Campus

STREET ADDRESS

525 Welsh Rd

CITY, STATE, ZIP

Philadelphia, PA 19115

COUNTY

Philadelphia

SUB-MARKET

Northeast Philadelphia

SIGNAL INTERSECTION

Yes

BUILDING INFORMATION

BUILDING SIZE

17,000± SF

BUILDING CLASS

House of worship

YEAR BUILT

1960

PROPERTY INFORMATION

PROPERTY TYPE

Special Purpose

PROPERTY SUBTYPE

Church

ZONING

RSD1

LOT SIZE

346,448 SF

APN

778329000

LOT FRONTAGE

467 ft

LOT DEPTH

591 ft

PARKING & TRANSPORTATION

STREET PARKING

No

EXTERIOR PHOTOS



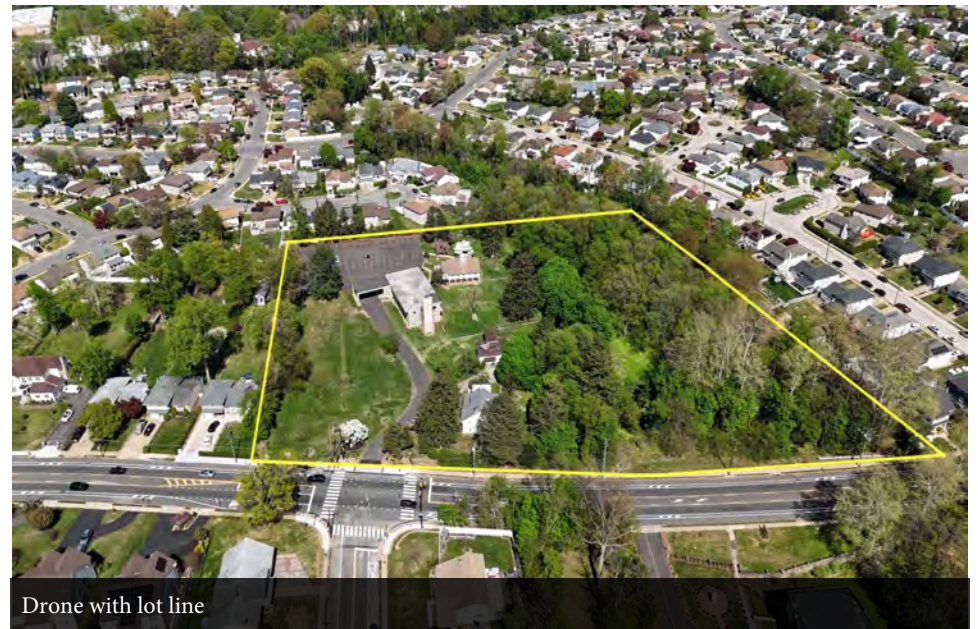
Church



Side Building

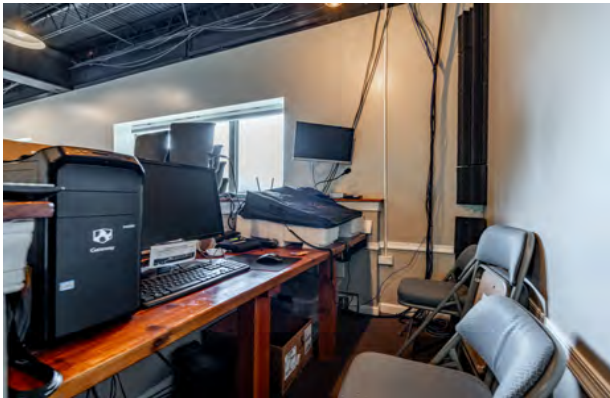


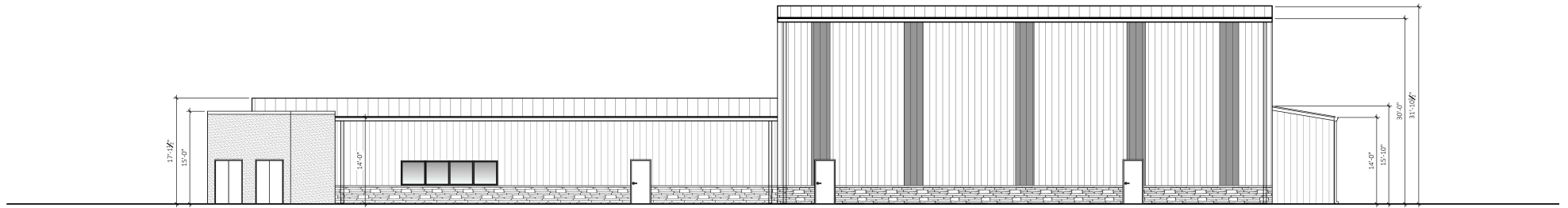
Rear of Property



Drone with lot line

ADDITIONAL PHOTOS

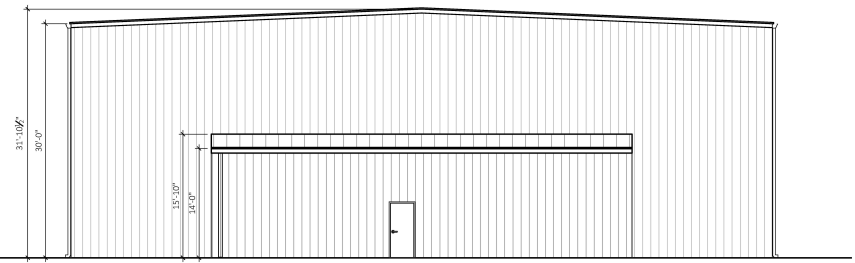




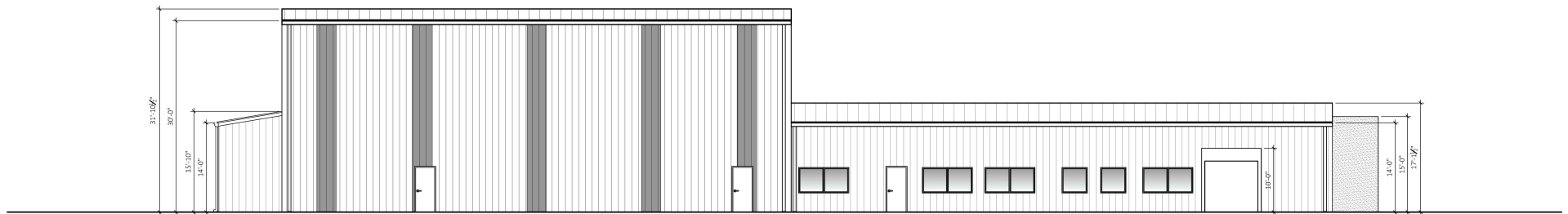
1 FRONT SIDE WALL
SCALE: 1/8" = 1'-0"



2 LEFT ENDWALL
SCALE: 1/8" = 1'-0"



3 RIGHT ENDWALL
SCALE: 1/8" = 1'-0"



4 BACK SIDE WALL
SCALE: 1/8" = 1'-0"

CONFIDENTIALITY DISCLAIMER

PRESENTED
EXCLUSIVELY BY:



John Bianchimano

www.phillyandsuburbscre.com

O:215-6982124

C:215-778-8610

johnb@bricksbroker.com



All materials and information received or derived from John Bianchimano, Agent for Re/max 2000, and Re/max 2000, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither John Bianchimano, Agent for Re/max 2000, nor Re/max 2000, nor its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. John Bianchimano, Agent for Re/max 2000, and Re/max 2000 will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. John Bianchimano, Agent for Re/max 2000, and Re/max 2000 make no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. John Bianchimano, Agent for Re/max 2000, and Re/max 2000 do not serve as financial advisors to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Re/max 2000 in compliance with all applicable fair housing and equal opportunity laws.