



OFFICE BUILDING FOR SALE

# 475 KEDRON AVENUE

Folsom, PA 19033

# DEAL TEAM

475 Kedron Avenue | Folsom, PA 19033

OFFICE BUILDING FOR SALE



**Jon O'Shea**

M: 267.780.3419 | O: 610.520.0100  
6 Coulter Ave 2nd Fl, Ardmore PA 19003  
E: Jon@McCannTeamCommercial.com

**KW MAIN LINE**  
**KELLERWILLIAMS®**

*Each office is independently owned and operated.*

**McCann** **kw**  
COMMERCIAL

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from McCann Commercial - KW 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 McCann Commercial - KW its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the 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. McCann Commercial - KW 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. McCann Commercial - KW makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. McCann Commercial - KW does not serve as a financial advisor 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 McCann Commercial - KW in compliance with all applicable fair housing and equal opportunity laws.

# PROPERTY SUMMARY

475 Kedron Avenue | Folsom, PA 19033

OFFICE BUILDING FOR SALE



## PROPERTY DESCRIPTION

Former MRI Facility with \$400K+ specialized infrastructure already installed. Highly functional medical/technical office building with substantial power and infrastructure in place. Originally constructed as an MRI center, the property has since been used for lab and related technical operations, making it ideal for a wide variety of uses.

## CUSTOM HEADER

- ±4,700 SF building
- 800-amp 3-phase power
- reinforced slab
- medical HVAC
- former MRI facility
- 15 parking spaces
- 0.82 acre site

## OFFERING SUMMARY

<b>Sale Price:</b>	\$995,000
<b>Building Size:</b>	4,640 SF (single-story)
<b>Year Built:</b>	1987
<b>County:</b>	Delaware County
<b>Zoning:</b>	C-1 Neighborhood Commercial (medical use permitted)
<b>Electrical:</b>	800-amp, 3-phase service
<b>Slab:</b>	8" reinforced concrete, 10,000+ lb rating
<b>HVAC:</b>	Medical-grade with redundancy
<b>Access:</b>	Excellent visibility on PA- 420/Kedron Ave

# FLOOR PLAN

475 Kedron Avenue | Folsom, PA 19033

OFFICE BUILDING FOR SALE



**Total GLA: 4091 sq. ft | Total: 4241 sq. ft**  
1st floor: 4091 sq. ft (Excluded areas 150 sq. ft)

Sizes And Dimensions Are Approximate.

# EXTERIOR PHOTOS

475 Kedron Avenue | Folsom, PA 19033

OFFICE BUILDING FOR SALE



# INTERIOR PHOTOS

475 Kedron Avenue | Folsom, PA 19033

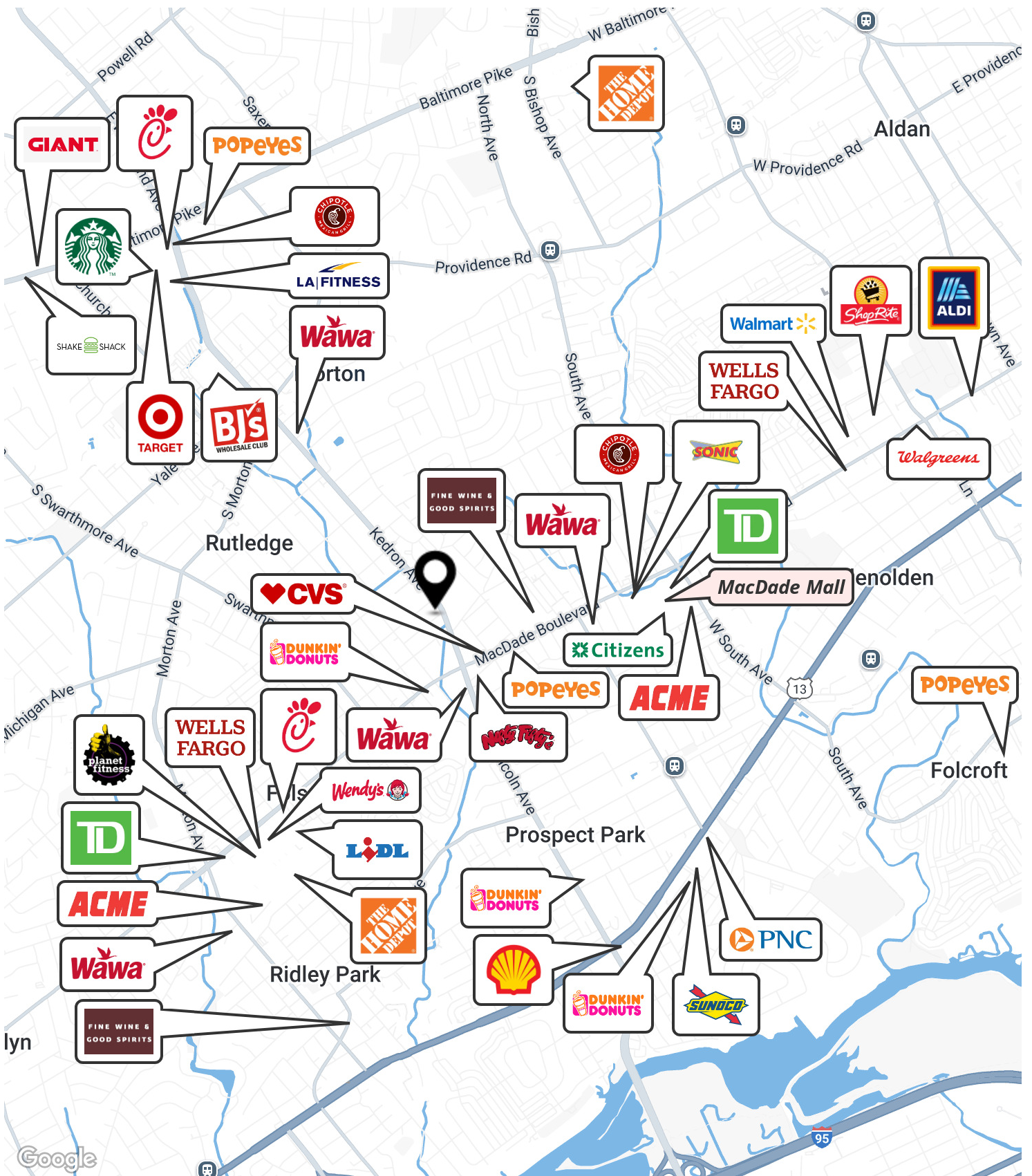
OFFICE BUILDING FOR SALE



# IN THE NEIGHBORHOOD

475 Kedron Avenue | Folsom, PA 19033

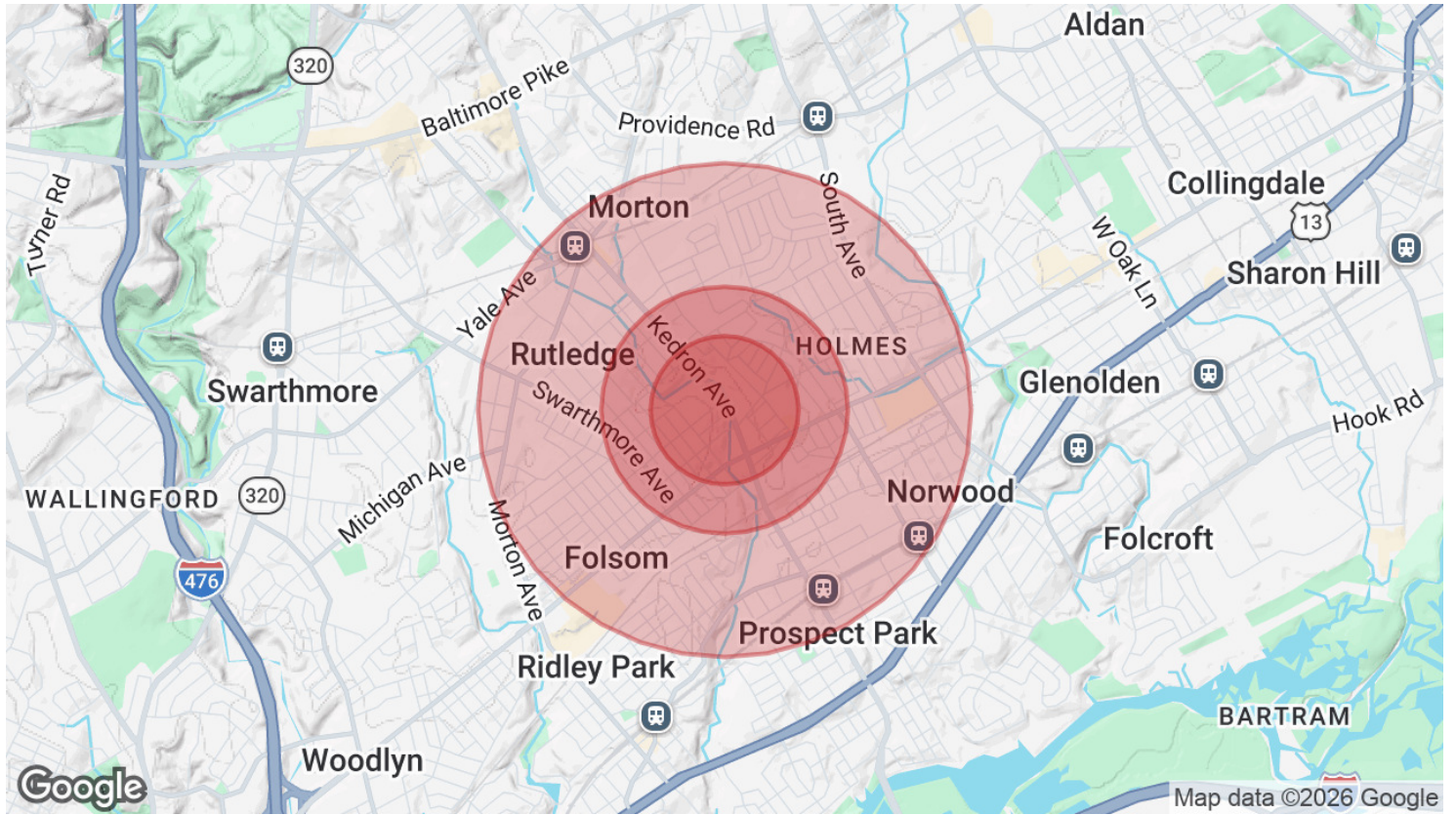
OFFICE BUILDING FOR SALE



# DEMOGRAPHICS MAP & REPORT

475 Kedron Avenue | Folsom, PA 19033

OFFICE BUILDING FOR SALE



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	935	5,159	23,570
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	340	1,942	9,294
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$107,877	\$109,301	\$107,208
Average House Value	\$267,772	\$279,094	\$280,282

Demographics data derived from AlphaMap