

FOR SALE MEDICAL OFFICE CONDOS

345 N. York Road, Hatboro Borough, Montgomery County, PA

PENN'S GRANT REALTY
Corporation
COMMERCIAL INDUSTRIAL INVESTMENT
www.pgrealty.com

4,648± SF



PRESENTED BY: MATTHEW EISENSCHMID

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THE OFFERING

Penn's Grant Realty Corporation, as exclusive advisor, is pleased to present the opportunity to acquire a 4,648-square-foot medical office condominium at 345 N. York Road, Hatboro, PA. The offering represents an opportunity for both owner-occupiers and investors seeking a well-located, income-producing medical office asset in Montgomery County.

The property is ideally configured for a range of medical and professional users, including dental practices, primary care physicians, specialty medical providers, and wellness-oriented tenants. 2,545 SF of the unit is subject to a brand new 10-year lease with a counseling and wellness tenant, providing immediate and stable investment income from day one. The remaining 2,103 SF is available for immediate occupancy, presenting an owner-occupier with the ability to operate their own business while benefiting from in-place rental income to offset occupancy costs. For a pure investor, the property offers a clear path to full stabilization with a tenant base already established.

Located along York Road, a primary commercial corridor connecting Montgomery and Bucks Counties, the property benefits from prominent visibility and convenient access within one of the region's most established sub-markets, surrounded by a dense and growing base of patients and professionals.

PROPERTY HIGHLIGHTS

- **Established Medical Office Location**
- **Private Covered Entry**
- **Combination of Exam Rooms & Private Offices**
- **Excellent Window Lines**
- **High Visibility Signage Along High Traffic York Road**
- **Strong Demographics**
- **17 Hospitals Within a 10-mile Radius**

PROPERTY SPECIFICATION

PROPERTY SIZE: 4,648± SF (first floor)

LAYOUT: Subdivided into 2 units

Unit One (Leased): Medical Office consisting of Three (3) Exam Rooms, Four (4) Private Offices, One (1) Open Work Area, Reception Area, One (1) ADA Bathroom

Unit Two (Available): Medical Office consisting of Nine (9) Exam Rooms One (1) Open Work Area, Two (2) ADA Bathrooms

HVAC: Central AC/Heat Pump (Carrier)

SHARED COMPLEX PARKING: 100 Spaces (7.78/1,000 SF)

UTILITIES: PECO Electric

WATER: Public

SEWER: Public

YEAR BUILT: 1984

ZONING: O - Office District

MUNICIPALITY: Borough of Hatboro

TAX PARCEL: 08-00-06403-51-9

PROPERTY TAXES: \$21,199 (2025)

ANNUAL TAX ASSESSMENT: \$424.390

CONDOMINIUM FEES: \$1,000/Month

SALE PRICE: \$750,000

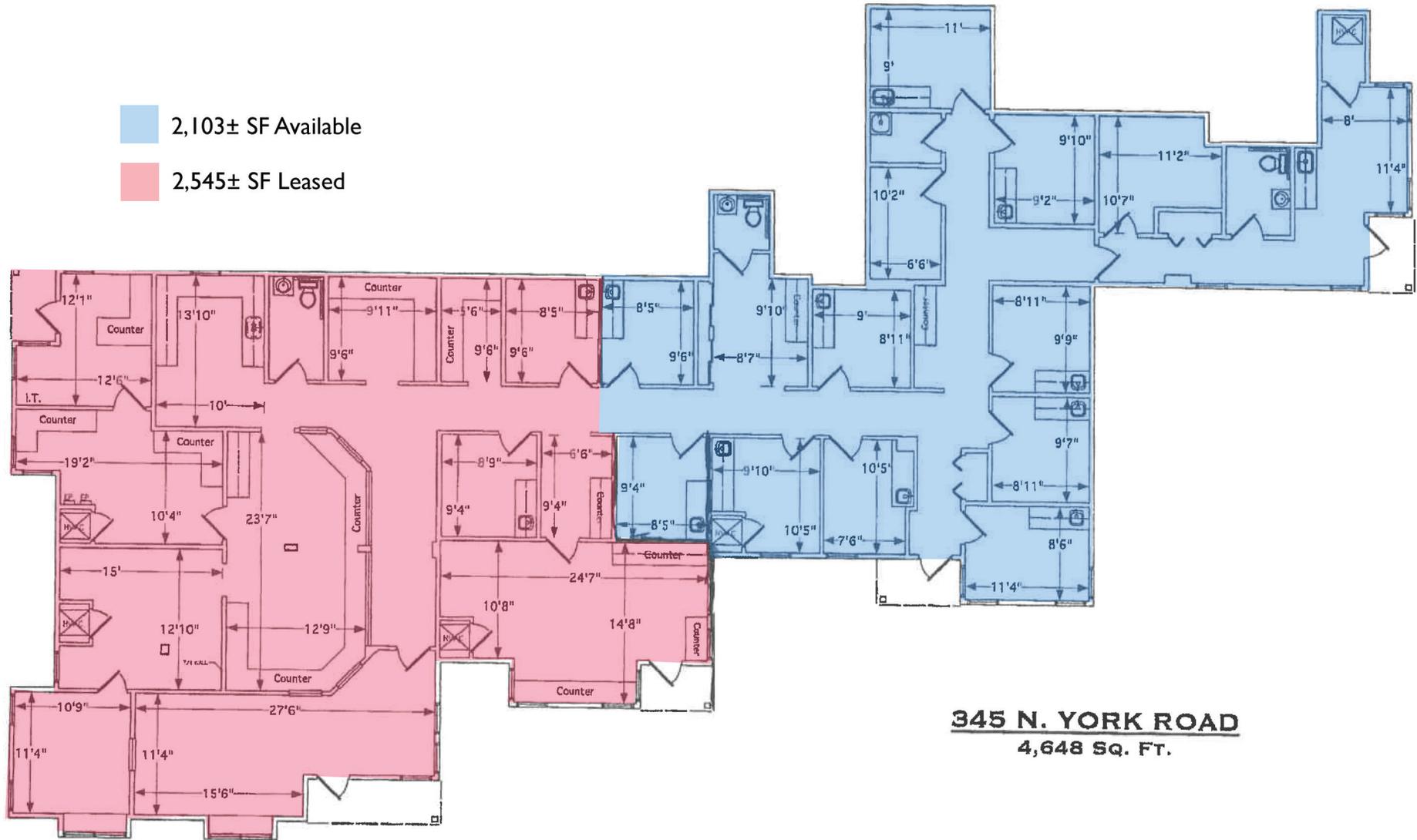
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2,103± SF Available
2,545± SF Leased



345 N. YORK ROAD
4,648 SQ. FT.

345 N. York Road, Hatboro, Montgomery County, PA

