



RE/MAX
COMMERCIAL®



RECORDED EASEMENT

**OFFICE FOR
SALE**

14500 Bustleton Ave
Philadelphia, PA 19116

LOCATION HIGHLIGHTS:

- › **Strategic Location:** Position right within city limits allowing for access from three counties Bucks, Montgomery, and Philadelphia
- › **Demographics Advantage:** Situated in an affluent area with a median household income of \$107,000 (within 2 miles), attracting potential high-value clientele.
- › **Close to Major Thoroughfares:** Proximity to I95 is 2.5 miles
- › **Nearby Amenities:** Surrounded by numerous banks, restaurants, and shopping options, enhancing the daily convenience for owner operators and tenants

Price:
Undisclosed

USE:
Medical/Office

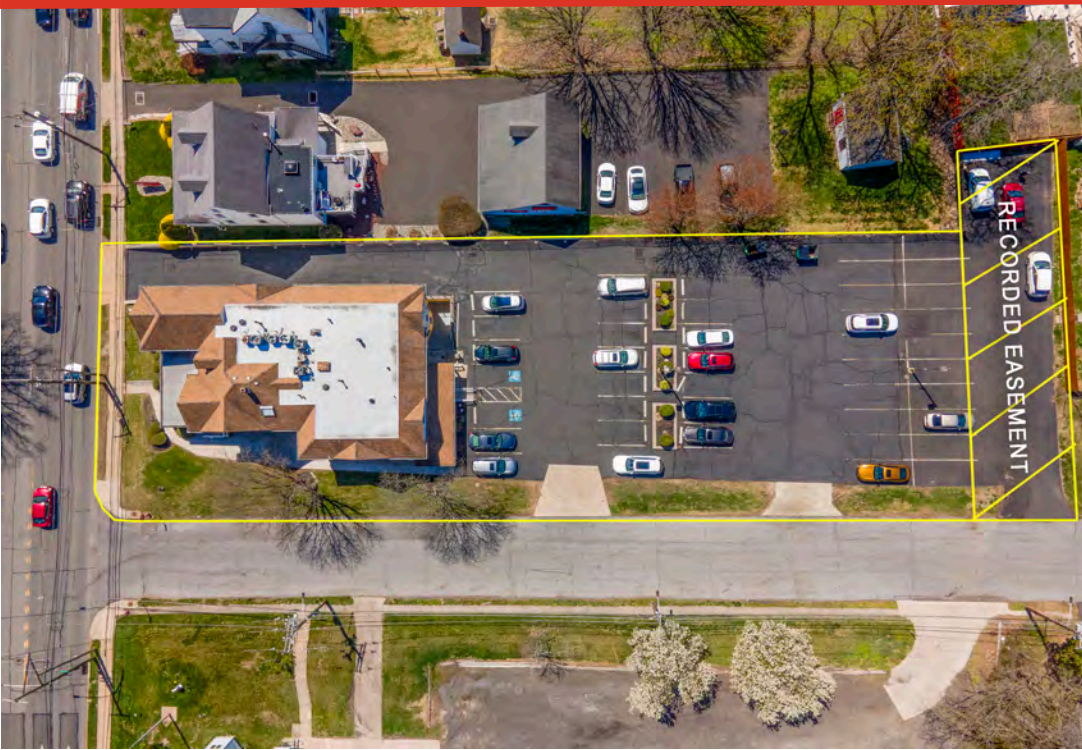
SQ FT
13,000±

PROPERTY HIGHLIGHTS:

- › **Versatile Space:** A total of 13,000± SF available, ideal for diverse office or medical use.
- › **Visibility and Branding:** Building and monument signage opportunities provide excellent exposure to businesses.
- › **Modern Utilities:** Equipped with public water and sewer, along with a full-service elevator, this property offers exceptional versatility and accessibility, making it highly desirable for a wide range of commercial uses.



SPECIFICATIONS



LOCATION

Address	14500 Bustleton Ave
Building Size	13,000± SF
Parking	On-Site; 40 Spaces+ off street parking
Access	Minutes to I-95 and PA-Turnpike
Property Type	Office/Medical

FEATURES

Multiple Tenants	Yes-Contact Agent for more information
Lighting	Florescent and Can Lighting
Flooring	Mixture of LVT and Carpet
Year Built	1940
Number of Floors	3 (Three) Floors
Elevator	Yes-all three floors

UTILITIES

Electric/GAS	PECO/PGW
Water/Sewer	Philadelphia
Phone/Data	Spectrum / Fiber

ZONING

Municipality	Philadelphia
---------------------	--------------

BUILDING SYSTEMS

HVAC	Forced Air
-------------	------------

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.