

**2423, 2427 & 2431 Susquehanna Road, Abington
Township / Willow Grove Area, Montgomery County, PA**

Three contiguous parcels offered together with office, warehouse / garage and residential rental income components. This fact sheet is intended to match the current marketing sheet and current rent schedule.



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Property Snapshot

ASKING PRICE \$2,299,500	APPROX. LAND AREA Approx. 1.60 acres	EXISTING BUILDING AREA Approx. 13,829 SF total
BUILDING GROUP 5 buildings / mixed-use components	APPROX. FRONTAGE Approx. 200 FT on Susquehanna Road	APPROX. PARKING Approx. 60 spaces
UTILITIES Public water and public sewer	CURRENT GROSS INCOME \$160,393.44 annually	ESTIMATED REAL ESTATE TAXES \$27,900 annually

Building Breakdown

Building / Parcel Group	Approx. Existing Building Area	Use / Notes
2423 & 2427 Susquehanna Road	Approx. 12,000 SF combined	Office, garage/warehouse, storage, parking/yard and mixed commercial/residential components.
2431 Susquehanna Road	Approx. 1,829 SF	1.5-story duplex with two residential rental units.

Total Existing Building Area	Approx. 13,829 SF	Total approximate existing building area.
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Investment Highlights

• Three contiguous parcels sold together	• Approx. 1.60 acres
• Approx. 13,829 SF total existing building space	• 2423 & 2427 Susquehanna Road: approx. 12,000 SF combined
• 2431 Susquehanna Road: approx. 1,829 SF	• Public water and public sewer
• Approx. 60 parking spaces	• Current gross income: \$160,393.44 annually

Current Rent Roll Summary

Tenant / Income Line	Monthly	Annual
2427 Medical Transport	\$7,488.00	\$89,856.00
2431 Duplex - Unit 1	\$1,465.60	\$17,587.20
2431 Duplex - Unit 2 /	\$748.52	\$8,982.24
Right-side house / tenant space	\$2,864.00	\$34,368.00
Garage or shop-storage income	\$800.00	\$9,600.00
Gross Scheduled Income	\$13,366.12	\$160,393.44

Gross income is shown before insurance, management, repairs, maintenance, utilities not reimbursed, reserves, vacancy, capital expenses and other operating costs. Income after real estate taxes only is not represented as NOI.

Parcel Identification

Parcel	Tax ID
2423 Susquehanna Road	30-00-64724-001
2427 Susquehanna Road	30-00-64728-006
2431 Susquehanna Road	30-00-64732-002

Use / Utility Summary

Category	Fact
Utilities	Public water and public sewer.
Site / Parking	Approx. 60 parking spaces, substantial paved areas and commercial frontage along Susquehanna Road.
Use Mix	Office, garage/warehouse, storage/yard, duplex residential income and parking-intensive commercial use.
Building Space	Approx. 13,829 SF total existing building area across the three parcels.

Development / Upside Potential

A potential redevelopment concept of approximately 18 townhomes has been mentioned as an idea only. No approval, density, entitlement or feasibility is represented. Buyer should independently verify zoning, engineering, utility capacity, parking, access, stormwater and all municipal requirements.

Buyer Due Diligence Items

- Verify zoning, permitted uses and any nonconforming rights directly with Abington Township.
- Verify all leases, current rent ledger, rent escalations, security deposits, renewal rights and tenant responsibilities.
- Verify building square footage, site area, frontage, parking count, condition and utility service during due diligence.
- Verify tax amounts, insurance, maintenance obligations, operating expenses and any reimbursements before underwriting.

Marketing Disclaimer

Information contained herein is believed to be reliable but is not guaranteed. Buyer should independently verify building area, land area, income, leases, renewals, utility responsibilities, operating expenses, zoning, permitted uses and municipal requirements. Property is subject to prior sale, change or withdrawal without notice.

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