

# **PROPERTY INFORMATION PACKAGE**

**MUTUAL  
REAL ESTATE  
CORPORATION**



**1630 OLD YORK ROAD  
SUITE 100  
ABINGTON, PENNSYLVANIA 19001  
(215) 784-9100 • FAX (215) 784-9540**

## **PROPERTY ADDRESS**

**10101 ACADEMY ROAD  
PHILADELPHIA, PA 19114**

### **MUTUAL REAL ESTATE CONTACT:**

**LOUIS J. SYRKUS**

## SUMMARY OF PERTINENT INFORMATION

**PROPERTY TYPE:** Medical/Professional Office Suites

**ADDRESS:** 10101 Academy Road

**CITY:** Philadelphia

**STATE:** Pennsylvania

**ZONING:** OC (Office Commercial)

**TAX PARCEL:** 88-3-091505

**TAXES:**

School	\$10,697.00 (2014)
City	<u>\$ 8,718.00 (2014)</u>
TOTAL	\$19,415.00

**TOTAL BUILDING SIZE:** 20,853 square feet.

**PROPERTY DESCRIPTION:** A two story modern medical/professional office building with a lower level of to be built offices, elevator service, & an on site pharmacy

**AVAILABLE SPACES:**

1,120 Square feet Medical Office Suite, on the First Floor, equipped with two (2) full bathrooms, with showers, a break room with two (2) closets, and there are currently eight (8) cubicles set up.

7,500 Square Feet divisible to 1,800 Square Feet on the lower level

**ELEVATOR:** Passenger Elevator accessible from the parking lot servicing the Lower Level.

**UTILITIES:** Public water and sewer, electric, and natural gas are available to the Building.

**PARKING:** Ample Off Street Parking

**BUILDING AGE:** Circa 1970 updated in 2008

**MISCELLANEOUS:** Conveniently located with excellent frontage on Academy Road in the West Torresdale section of Philadelphia across the street from Northeast

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

Philadelphia Airport, in close proximity to Roosevelt Boulevard (U.S. Route 1), Woodhaven Road (Route 63), Comly Road, Grant Avenue, The Pennsylvania Turnpike, and Interstate 95.

**LEASE RATE:**

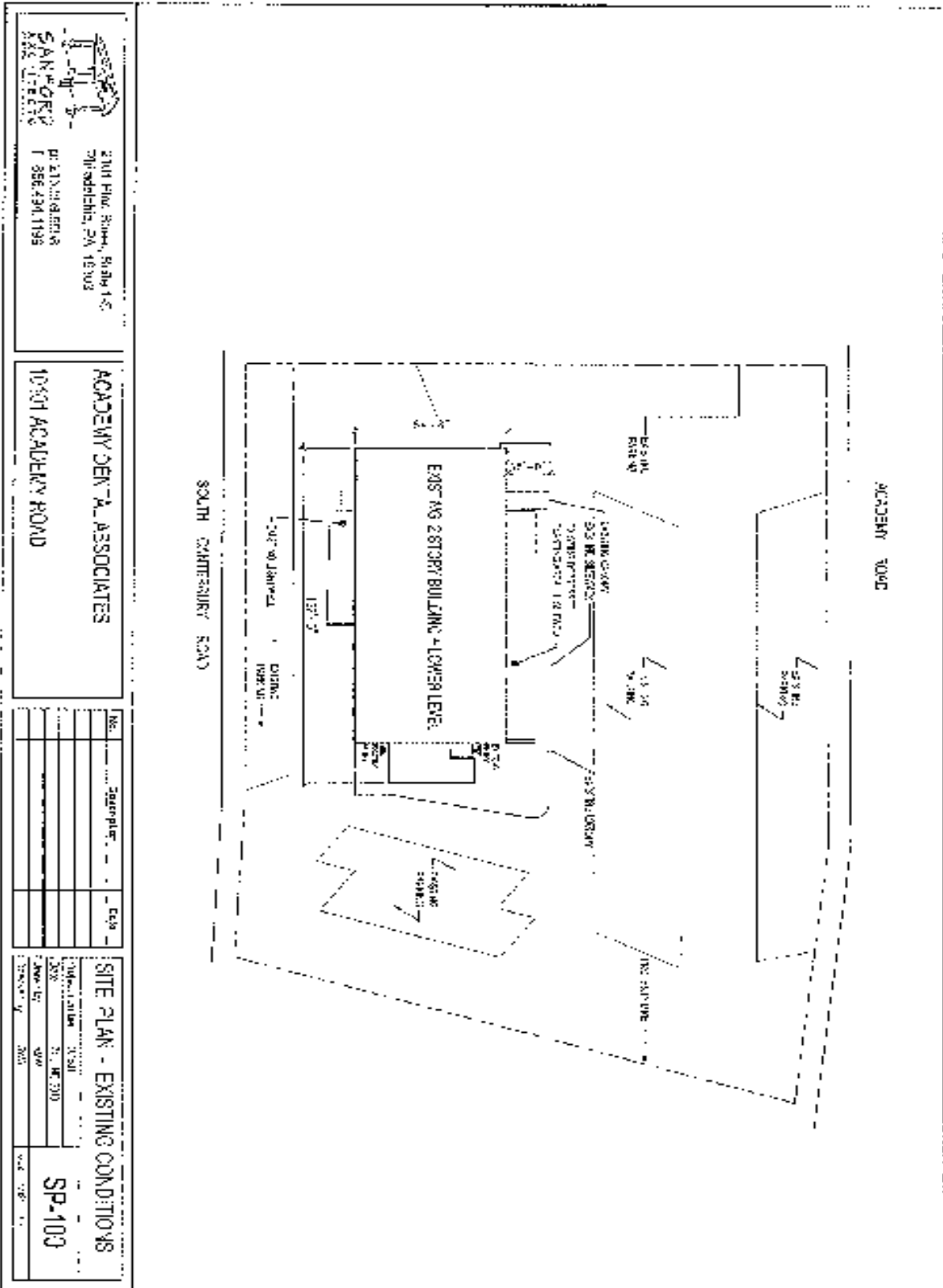
First Floor: \$19.00 per square foot, Net

Lower Level: \$12.00 per square foot, Net

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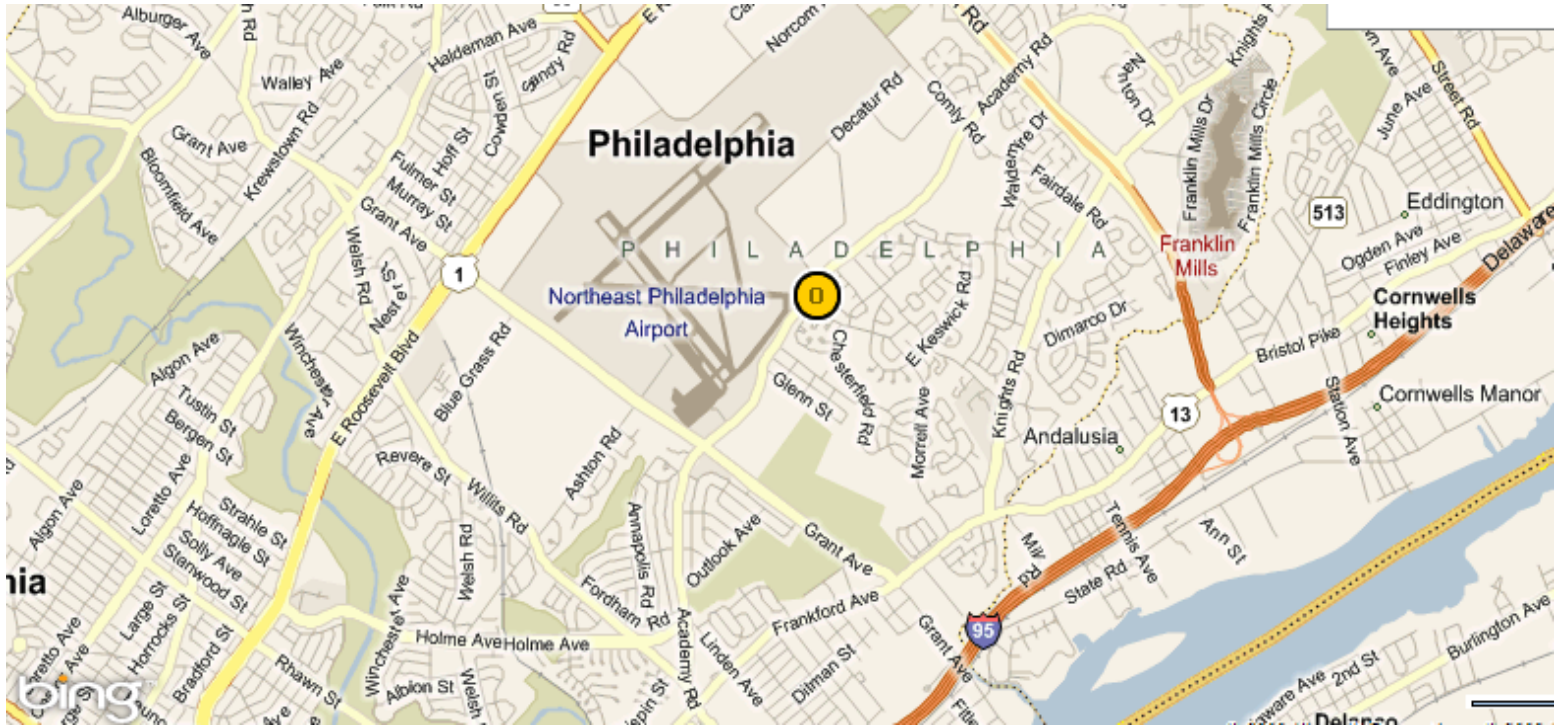
### SITE PLAN

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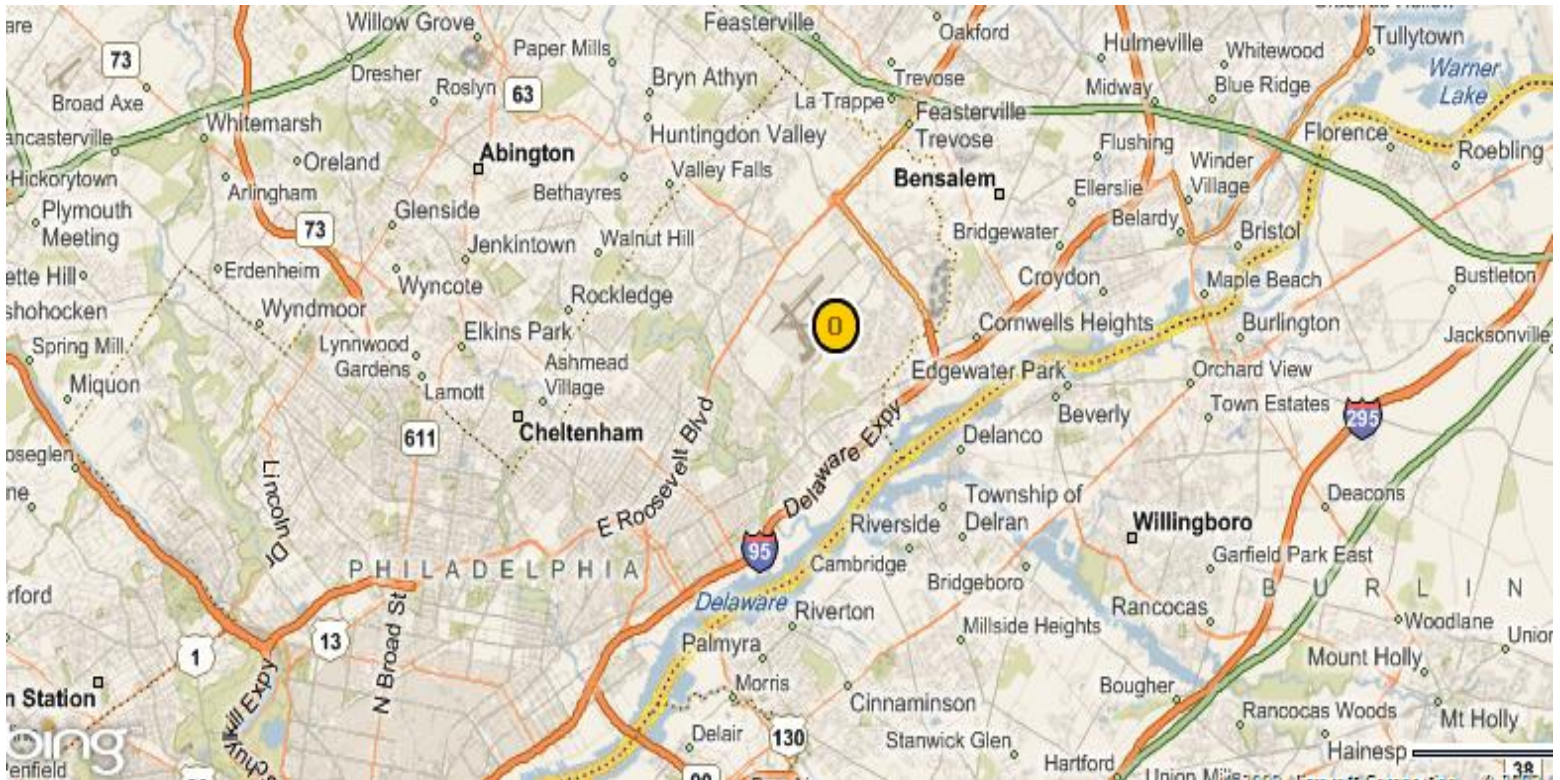


**AERIAL VIEW**

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**LOCAL MAP**



**REGIONAL MAP**

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