

**PROPERTY INFORMATION**  
**PACKAGE**                      **MODERN RESIDENCE**  
**WITH ATTACHED**  
**PROFESSIONAL OFFICE**

**FOR SALE OR LEASE**

**MUTUAL**  
**REAL ESTATE**  
**CORPORATION**



**1077 RYDAL ROAD SUITE 303**  
**RYDAL, PENNSYLVANIA 19046**  
**(215) 784-9100 • FAX (215) 784-9540**

**FOR INFORMATION CONTACT:**

**LOUIS J. SYRKUS**

**PROPERTY ADDRESS**

***1094 WELSH ROAD***

***PHILADELPHIA, PENNSYLVANIA***

**MODERN RESIDENCE  
WITH MEDICAL OFFICE  
TURN-KEY OPPORTUNITY  
GREAT LOCATION**



**1094 WELSH ROAD  
PHILADELPHIA, PENNSYLVANIA**

- 3 Bedroom, 2 Bath Residence
- + 2,200 Sq.Ft. Medical Office
- Four (4) Examining Rooms
- Large Receptionist Area
- Large Waiting Area
- Office Equipment & Furniture
- High Traffic Location
- Three Car Garage Building
- AMSCO 10 Exam Lights
- Powered Examination Tables
- Off Street Parking

**MUTUAL  
REAL ESTATE  
CORPORATION**



**FOR INFORMATION CONTACT:**

**LOUIS J. SYRKUS**

**(215) 784-9100**



## ***Zoomed Local Overview***

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## SUMMARY OF PERTINENT INFORMATION

**PROPERTY TYPE:** Modern Residence with Separate Professional Office Suite  
**ADDRESS:** 1094 Welsh Road

**CITY:** Philadelphia

**COUNTY:** Philadelphia

**STATE:** Pennsylvania

**AVAILABLE SPACE:** Residence - +/- 2,000 sq. ft.  
Office Suite - +/- 2,200 sq. ft.  
Garage Bldg. - +/- 1,500 sq. ft.  
Total +/- 5,700 sq. ft.

### DESCRIPTION OF RESIDENCE

Large living room, dining area, kitchen, master bedroom, 2 additional bedrooms, 2 bathrooms, ample closets and storage areas.

### DESCRIPTION OF MEDICAL/PROFESSIONAL OFFICES

Large reception area with glass enclosed reception desk, four (4) large examination rooms with counter space, storage cabinets and sink, two (2) private consulting offices, lunch room area two (2) powder rooms.

**PROPERTY DESCRIPTION:** A modern Residential/Medical Office facility with surface parking and additional private garage building on +/- 19,386 sq. ft. parcel of manicured grounds with excellent visibility and exposure at the signalized corner of Welsh and Alburger Roads in greater Northeast Philadelphia. This well built building complex was built by Paone Construction Company of all New Holland splat stone brick over pre-wrapped gypsum, full trusse supports for roof which was replaced in 2015. The residence and offices contain tongue and groove flooring, "Pella" windows, top line systems and finishes throughout.

**SECURITY SYSTEM:** Facility is protected by a hard wired intrusion, smoke and fire alarm system.

**ELECTRIC SERVICE:** Provided by PECO Energy

**GAS SERVICE:** Provided by Philadelphia Gas Company

**WATER SERVICE:** Provided by City of Philadelphia

**SEWER:** Provided by City of Philadelphia

**HVAC:** Gas heat pump system for heat and air conditioning.

**PARKING:** Fifteen (15) plus On-site surface spaces plus three (3) car garage

<b>ZONED:</b>	RSD-1
<b>REAL ESTATE TAXES:</b>	\$5,177.00 (2019)
<b>ASSESSMENT:</b>	\$355,300.00 (2019)
<b>LEASE RATES:</b>	Lease offices - \$18.50 SF Net \$3,391.67 per month Residential Rent - \$1,750.00 per month
<b>SALE PRICE:</b>	<b>\$2,000,000.00</b>

**1094 WELSH ROAD**  
**SUMMARY OF PERTINENT INFORMATION**

**EQUIPMENT AND FURNITURE AVAILABLE IN OFFICES**

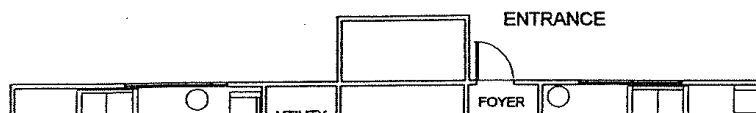
**MEDICAL EQUIPMENT:** Four (4) AMSCO Examiner 10 halogen lights, Four (4) Midmark - Ritter powered examination tables.

**TELEPHONE SYSTEM:** Merlin multiline System

**FURNITURE:** Multiple chairs, desks, equipment, lighting and wall hangings in Private offices, Examination Rooms, Reception Area, Waiting Rooms

**EQUIPMENT AVAILABLE**

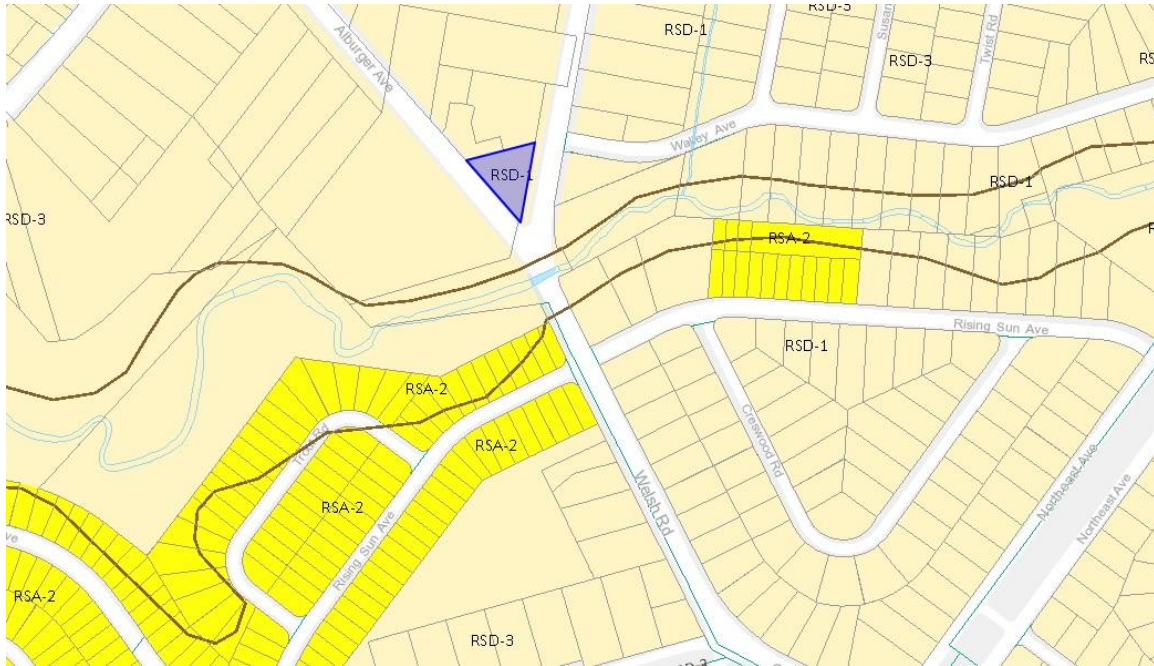
Copy Machine, Typewriter, FAX machine, Lab printer, Sterilizer, Dopler heart monitors specialized medical equipment and medical lamps,



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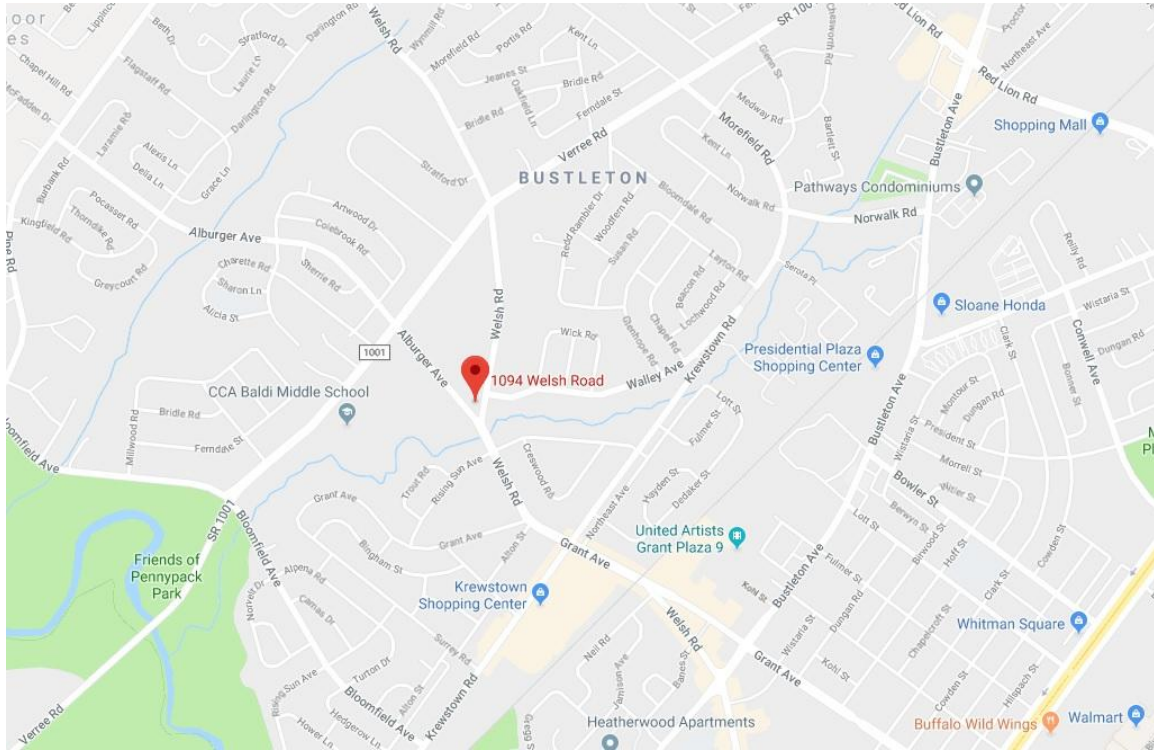




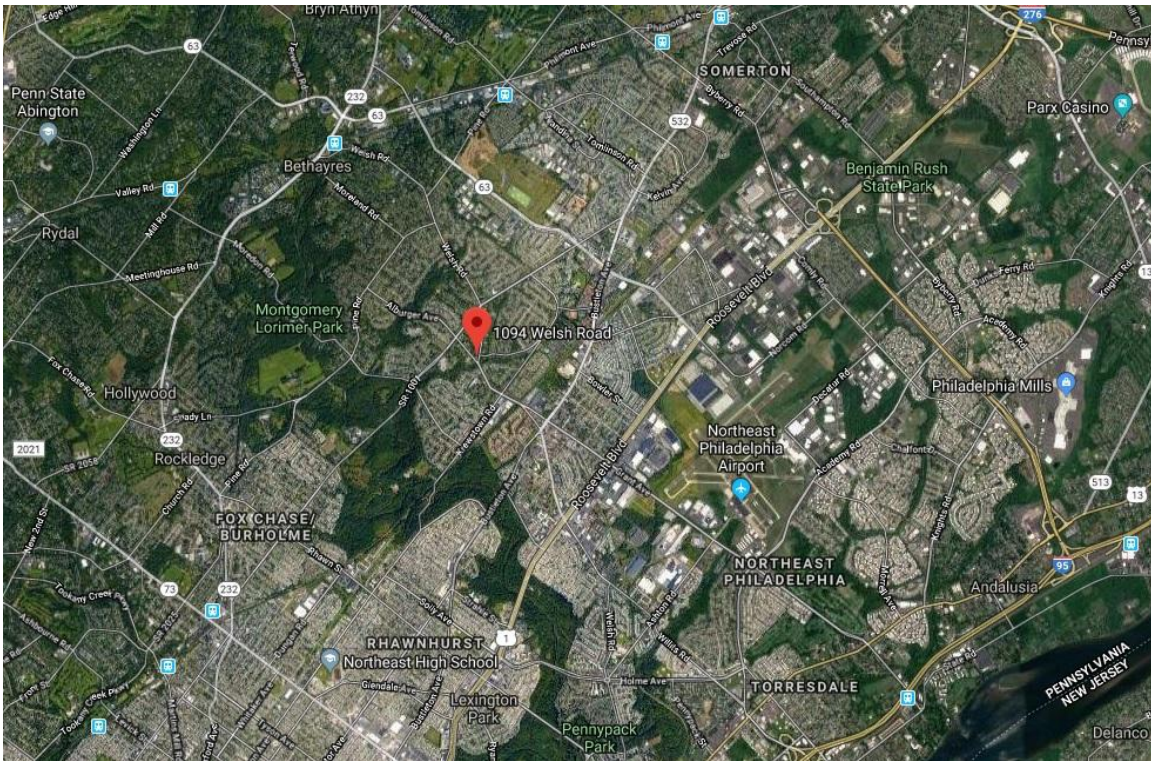
## TAX MAP

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# LOCAL MAP



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## REGIONAL MAP

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