

**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



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.

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

ZONED: RSD-1

REAL ESTATE TAXES: \$5,177.00 (2019)

ASSESSMENT: \$355,300.00 (2019)

SALE PRICE: **\$2,000,000.00**

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.

1094 WELSH ROAD
SUMMARY OF PERTINENT INFORMATION

EQUIPMENT AND FURNITURE AVAILABLE IN OFFICES

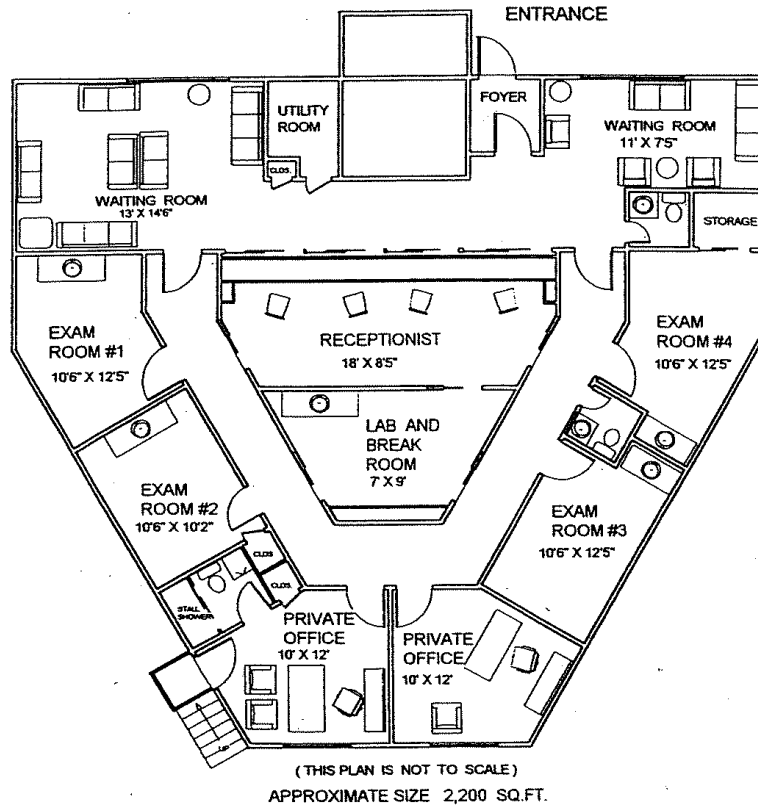
MEDICAL EQUIPMENT: Four (4) AMSCO Examiner 10 halogen lights, Four (4) Midmark - Ritter powered examination tables.

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

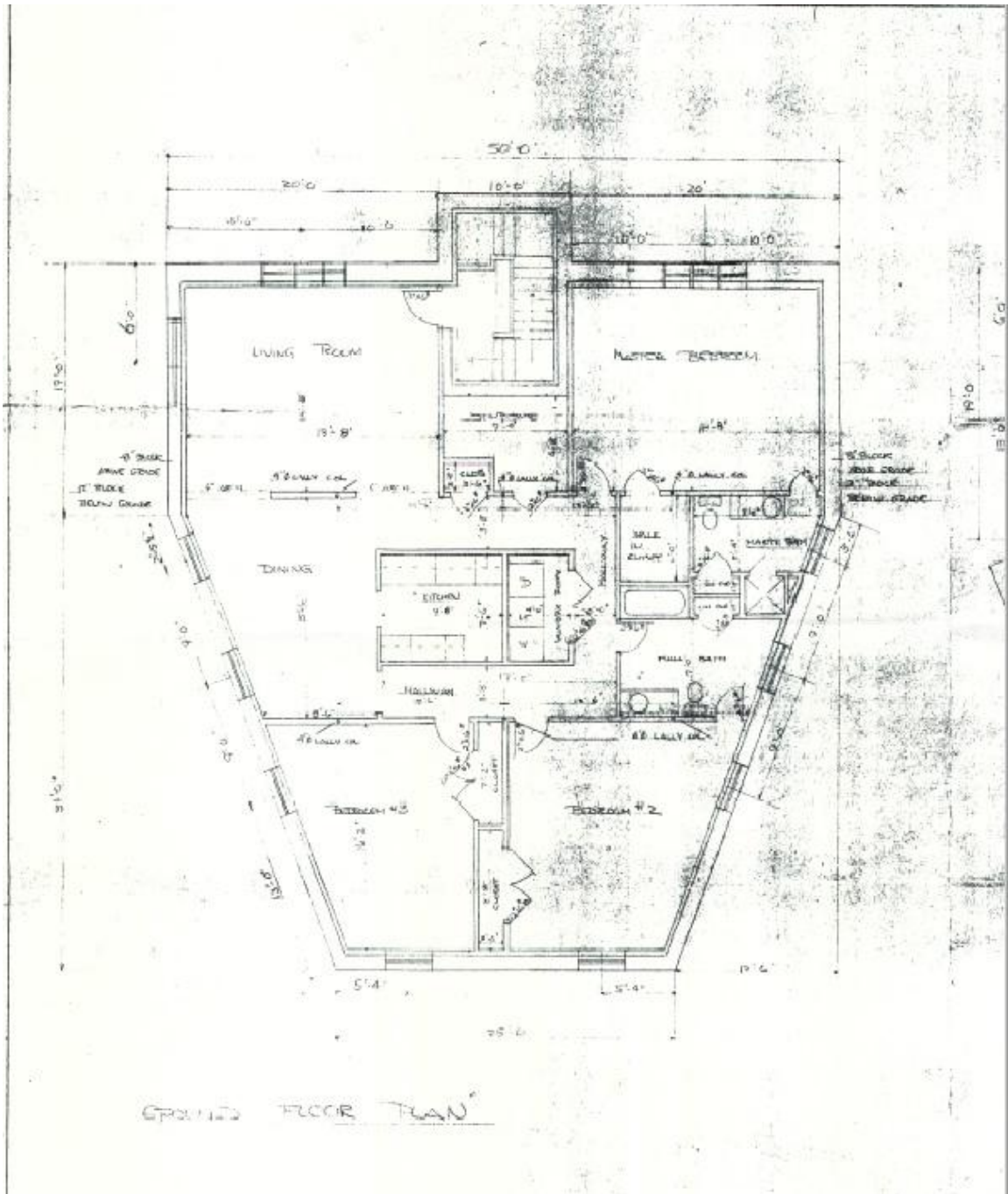
Copy Machine, Typewriter, FAX machine, Lab printer, Sterilizer, Dopler heart monitors specialized medical equipment and medical lamps,



MEDICAL OFFICES
1094 WELSH ROAD
PHILADELPHIA, PENNSYLVANIA

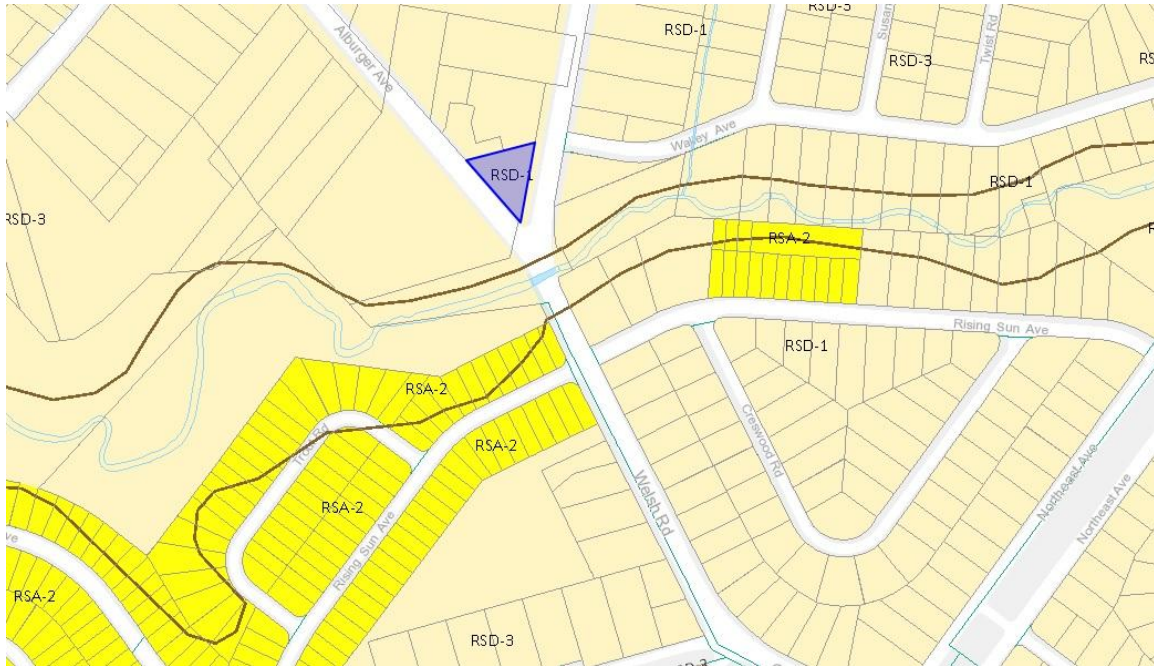
For Information Contact:
MUTUAL REAL ESTATE CORPORATION
LOUIS J. SYRKUS
(215) 784-9100

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.



RESIDENTIAL FLOOR PLAN

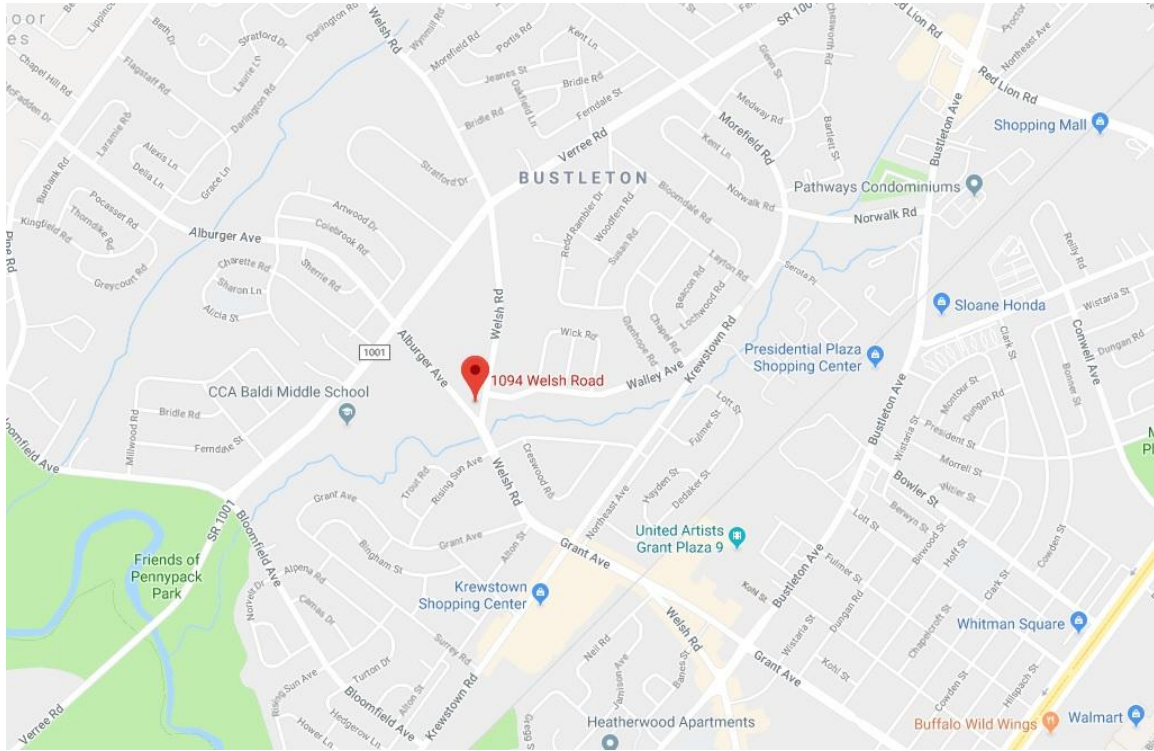
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



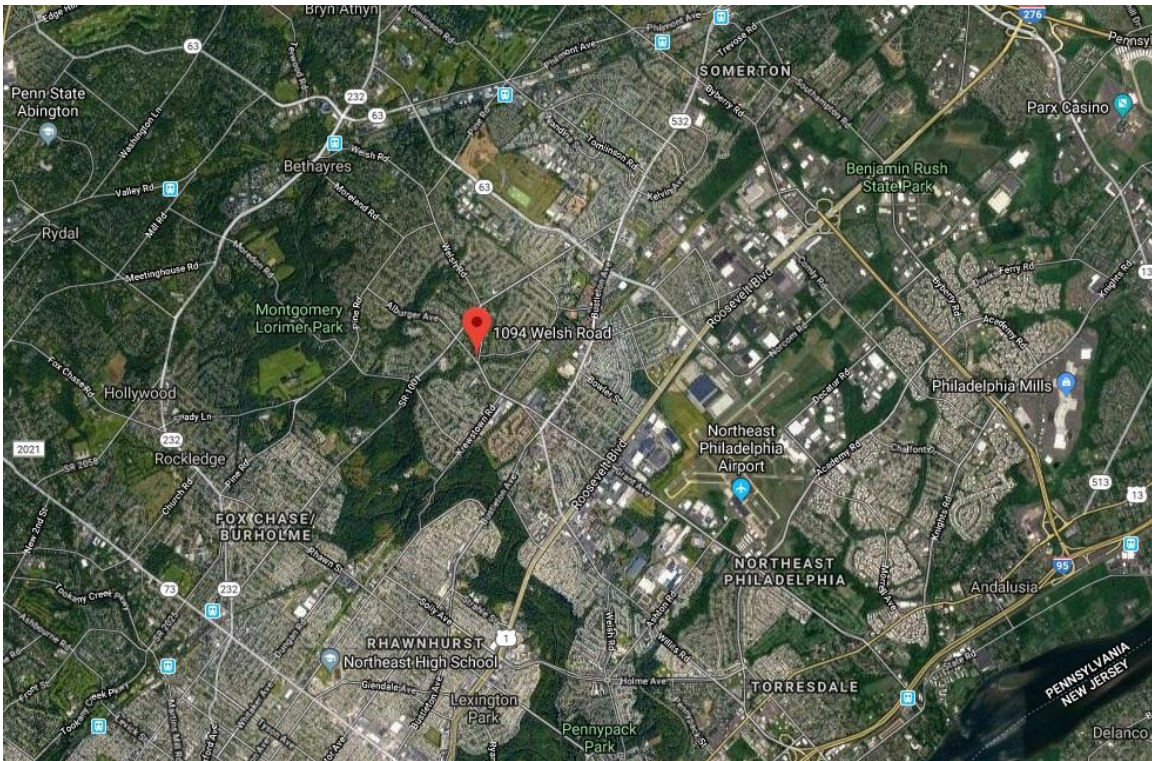
TAX MAP

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.

LOCAL MAP



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.



REGIONAL MAP

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.