

PROPERTY INFORMATION PACKAGE

**MUTUAL
REAL ESTATE
CORPORATION**



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

PROPERTY ADDRESS

**1144 Dekalb Pike
Blue Bell, Pennsylvania**

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

SUMMARY OF PERTINENT INFORMATION

PROPERTY TYPE:	Commercial Property Sale
LOCATION:	1144 Dekalb Pike (Rt. 202)
TOWNSHIP:	Whitpain Township (Blue Bell)
COUNTY:	Montgomery
STATE:	Pennsylvania
TAX ID#:	66-00-01759-002
PROPERTY DESCRIPTION:	Modern one story rectangular shaped stucco/masonry restaurant building on a well landscaped and attractive lot with ample parking and excellent exposure and frontage on well traveled Dekalb Pike (Rt. 202). The property is operating as the Lai Lai Garden Restaurant. A full service oriental restaurant.
SIZE OF BUILDING:	10,019 square feet
LOT SIZE:	2.076 acres
FRONTAGE:	406 square feet on Dekalb Pike
PARKING:	Striped and macadam on site surface parking for 140 vehicles.
WATER/SEWER:	Public
ELECTRIC:	200 amp

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.

HVAC: Fully air conditioned and heated by natural gas.

ZONED: Commercial (“C-1”)

ASSESSMENT: \$1,054,360.00

TAXES: \$ 3,373.00 (Local)
\$ 21,108.00 (School)
\$ 3,647.00 (County)
\$ 28,128.00 (Total 2019)

MISCELLANEOUS: Well built and maintained Property in very good condition with good access and exposure within the Blue Bell business district. Located one quarter mile from the intersection of Routes 73 & 202. Convenient to Rt. 422, 476, 76 and the Pennsylvania Turnpike.

SALES PRICE: \$ 1,950,000.00

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PICTURE OF PROPERTY



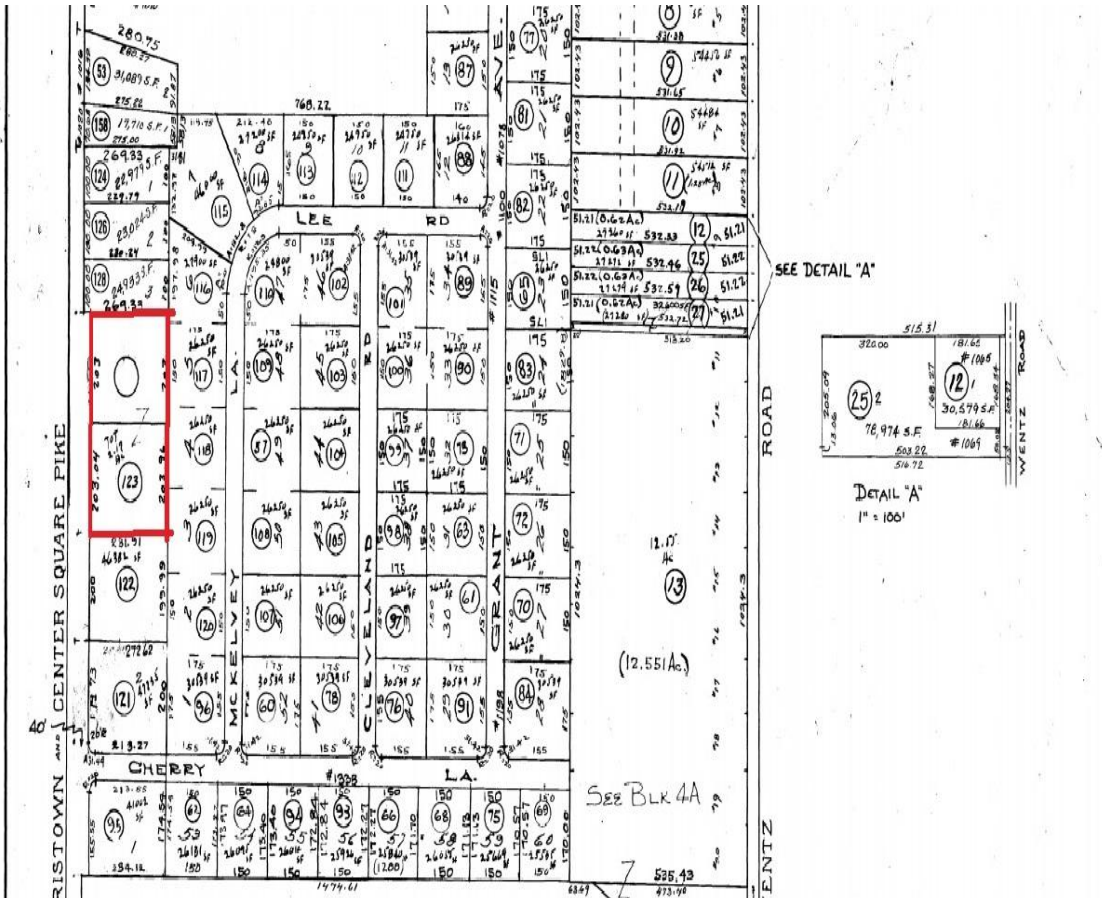
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AERIAL PHOTO



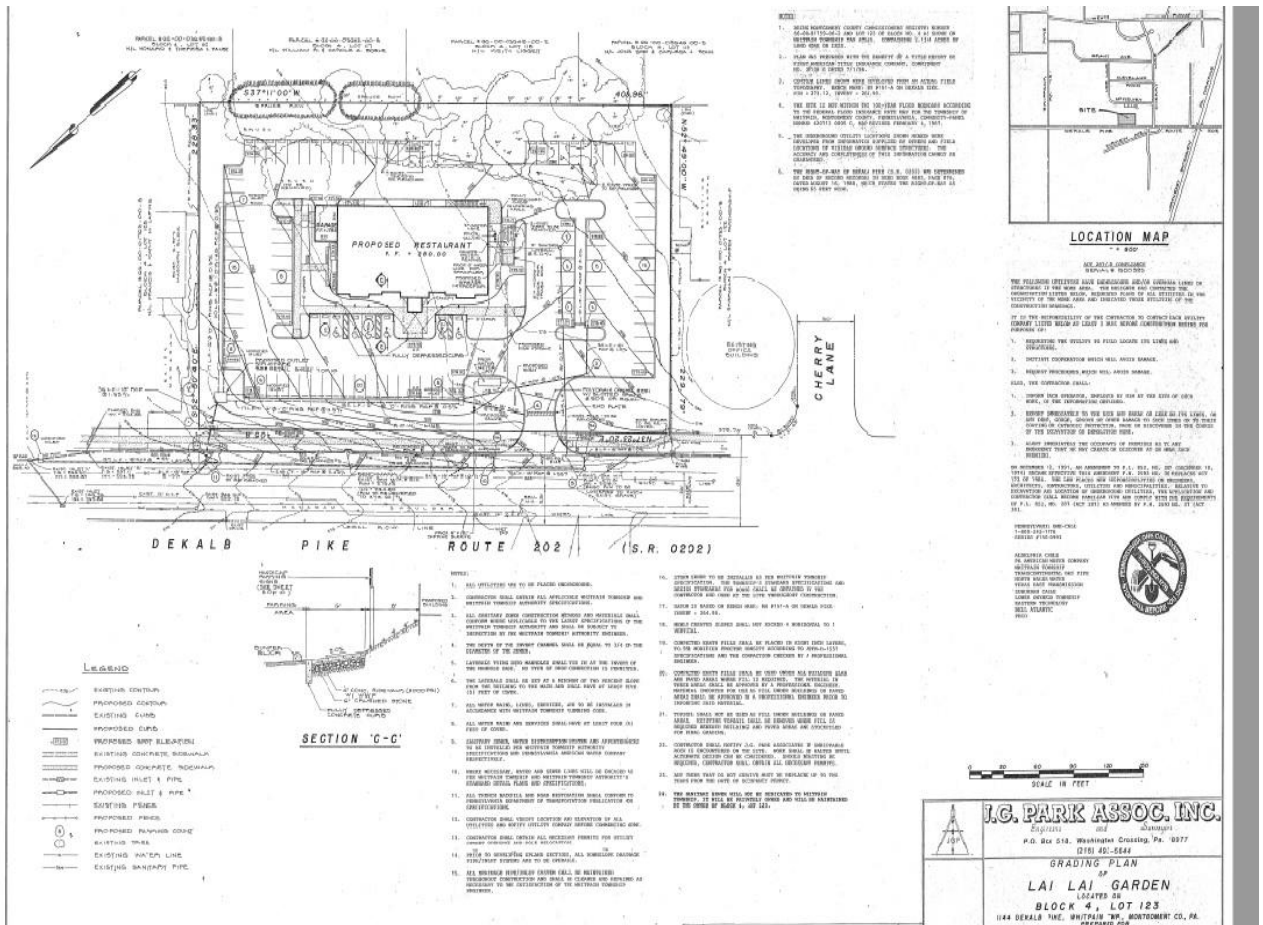
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TAX MAP



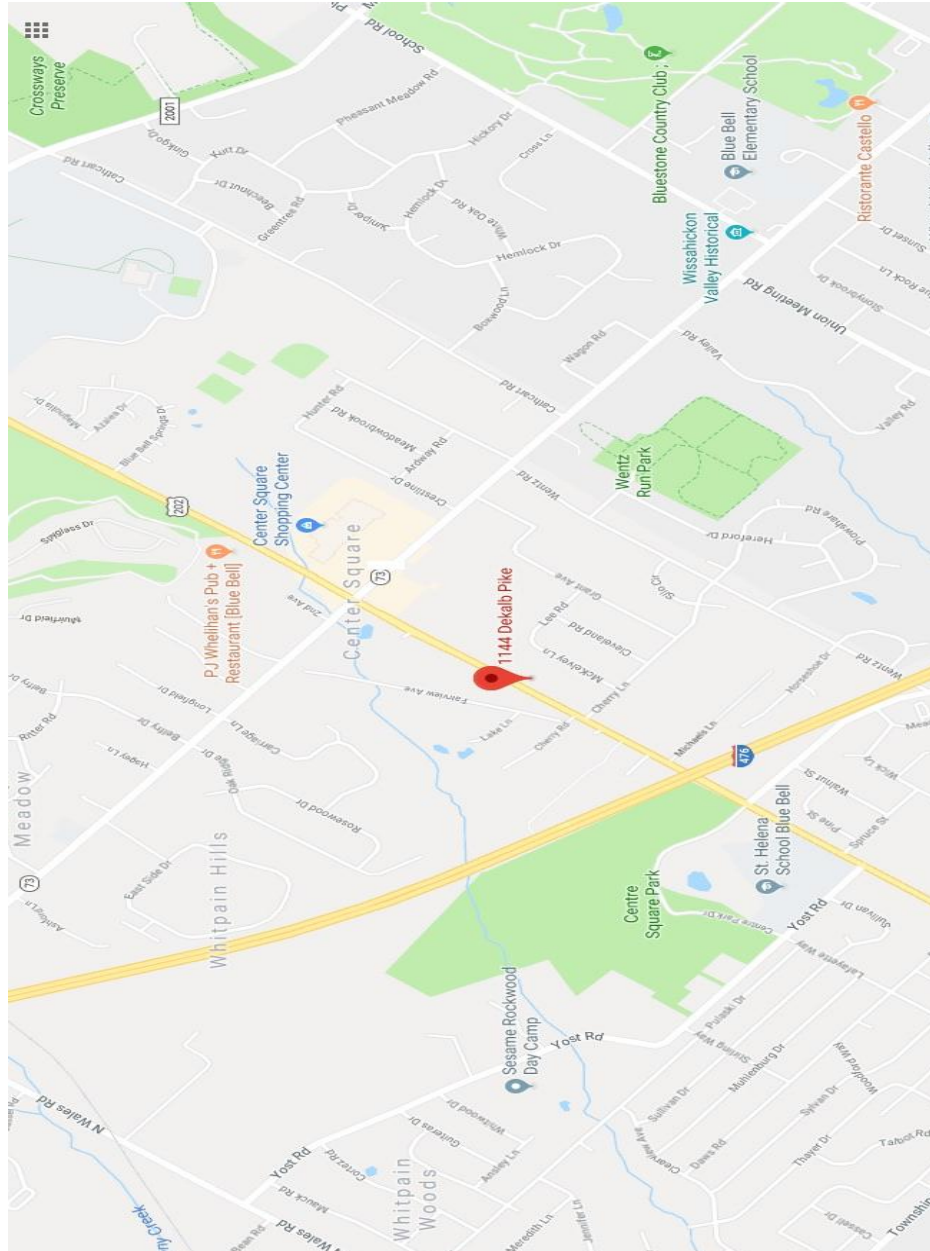
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BUILDING PLAN



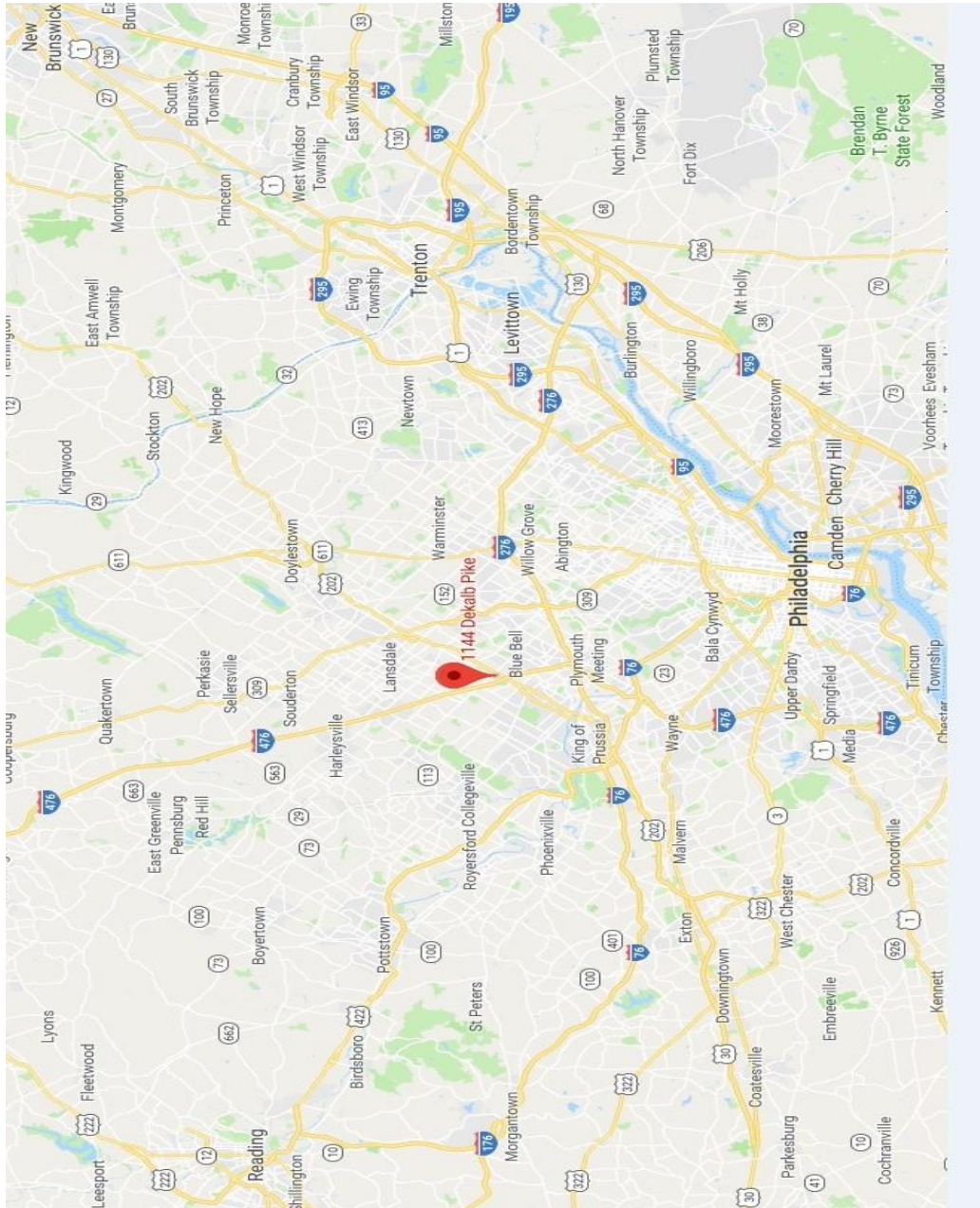
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LOCAL MAP



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REGIONAL MAP



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