

# **PROPERTY INFORMATION PACKAGE**

**MUTUAL  
REAL ESTATE  
CORPORATION**



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

## **PROPERTY ADDRESS**

**2655 PHILMONT AVE.  
HUNTINGDON VALLEY, PA 19006**

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

**LOUIS J. SYRKUS**

## SUMMARY OF PERTINENT INFORMATION

**PROPERTY TYPE:** Professional Office Suites

**ADDRESS:** 2655 Philmont Avenue

**CITY:** Huntingdon Valley

**STATE:** Pennsylvania

**ZONING:** REV (Revitalization District) to promote commercial utilization

**TAX PARCEL:** 410006970009

**TAXES:**

School	\$ 59,186.00
County	\$ 5,817.00
Local	<u>\$ 7,035.00</u>
Total	\$ 72,038.00 (2018)

**TOTAL BUILDING SIZE:** 25,790 square feet.

**PROPERTY DESCRIPTION:** A two story modern professional office building with Atrium Lobby entrance and on site parking.

**AVAILABLE SPACES:**

Suite 201B -	+/- 1,800 SF
Suite 210 -	+/- 810 SF
Total:	+/- 2,610 SF

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

**PARKING:** Ample Off Street Parking

**BUILDING AGE:** 1961

**MISCELLANEOUS:** Conveniently located with excellent frontage on Philmont Avenue (Rt. 63) in Lower Moreland Township (Huntingdon Valley), minutes to Philadelphia, Street Road (Rt. 243), Rt #1, I-95, and the PA Turnpike.

**LEASE RATE:** \$16.50 per RSF per annum plus electric.

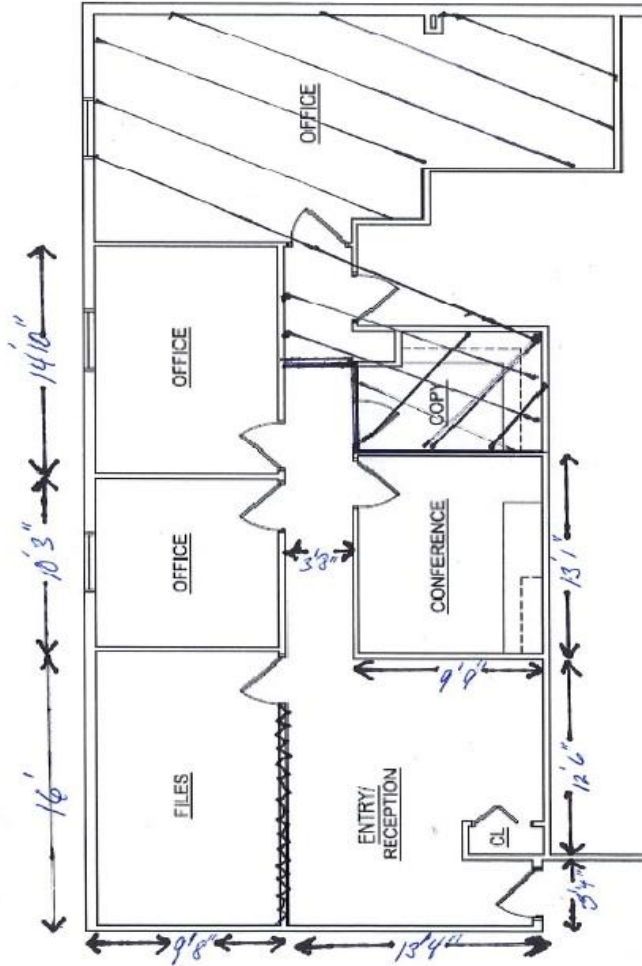
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to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

## BUILDING FRONT VIEW



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Suite 201B  
2655 PHILMONT AVENUE



**SK201b**  
02.14.05

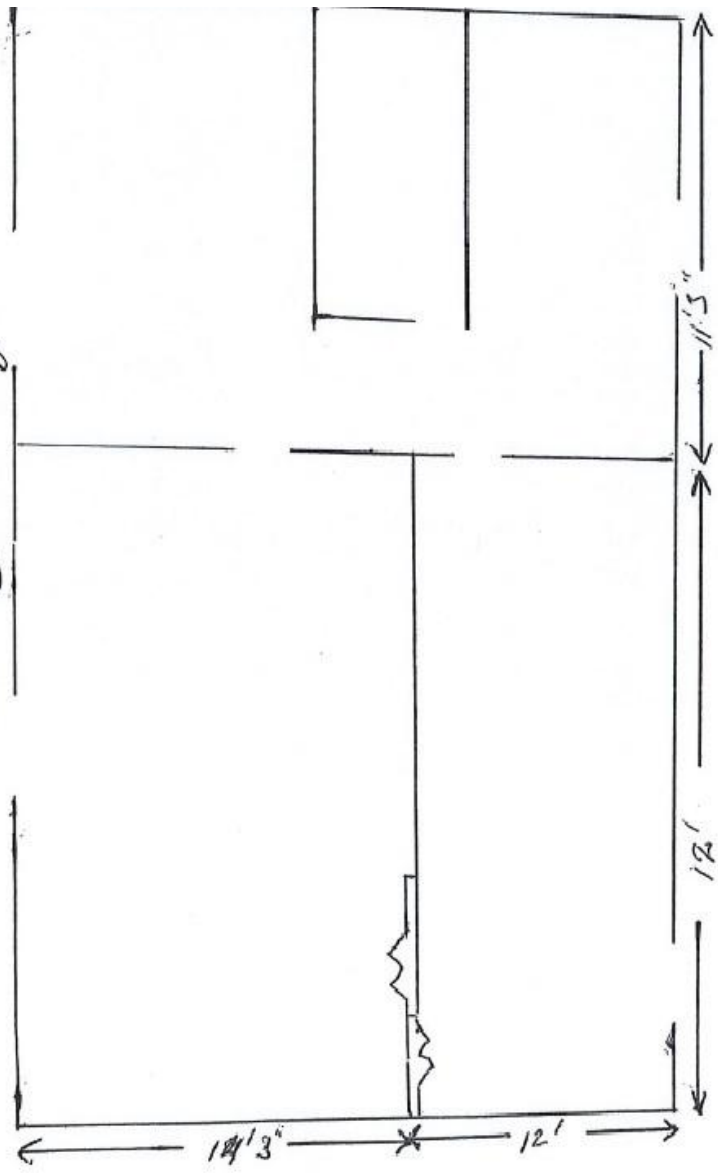
**SPEARMAN ASSOCIATES**  
2270 Mt. Carmel Avenue  
Glenside, Pa 19038-4670

SIZE: APPROX: 931.4 SF (BOMA)  
(NOT TO SCALE)

OFFICE - SUITE 201B  
2655 PHILMONT AVE  
HUNTINGDON VALLEY, PA 19006

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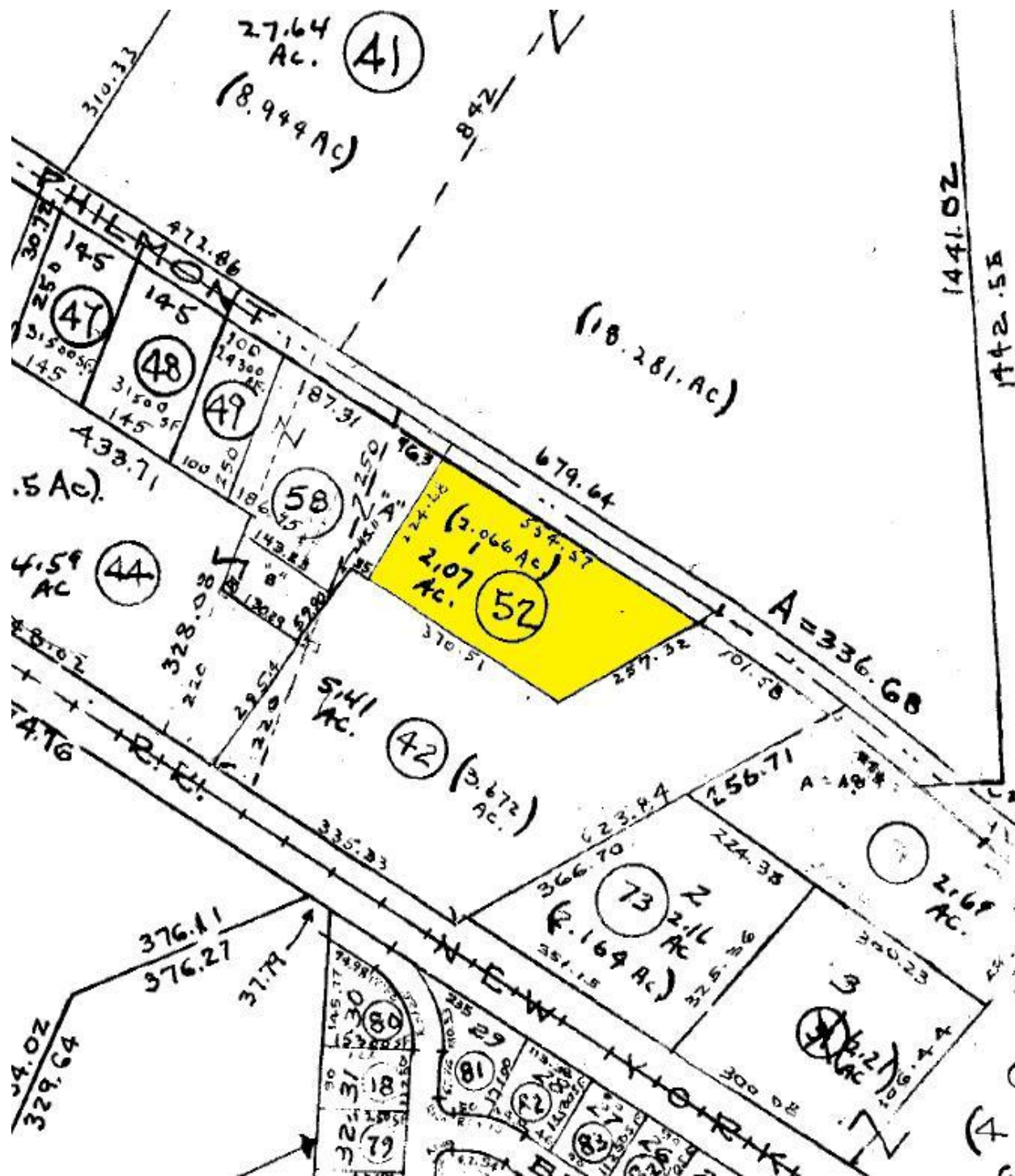
Suite 210  
2655 Philmont Avenue  
Huntingdon Valley, PA



Size: APPROX 648 SF (BORNA)  
(NOT To Scale)

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# TAX MAP



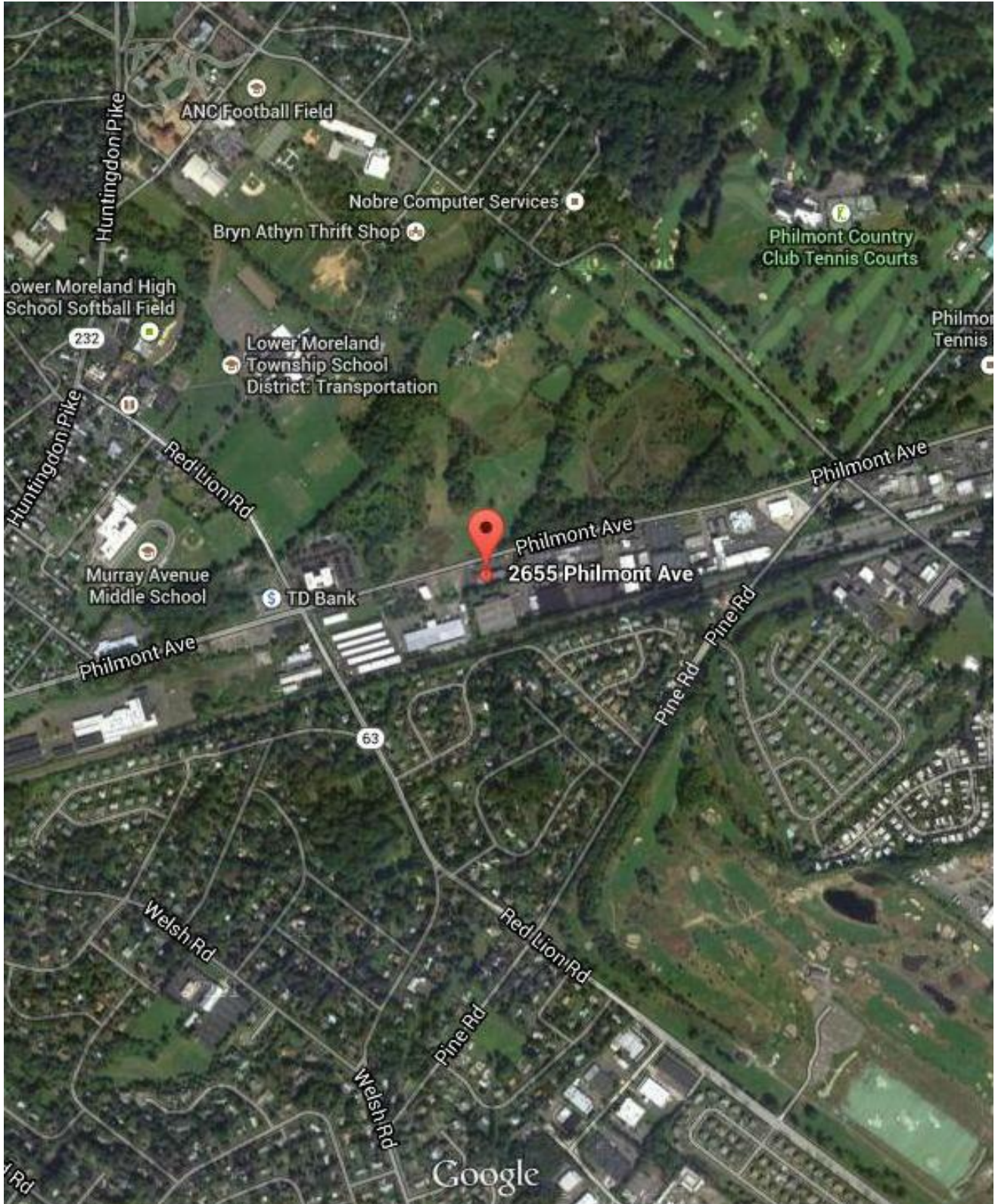
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## AERIAL VIEW



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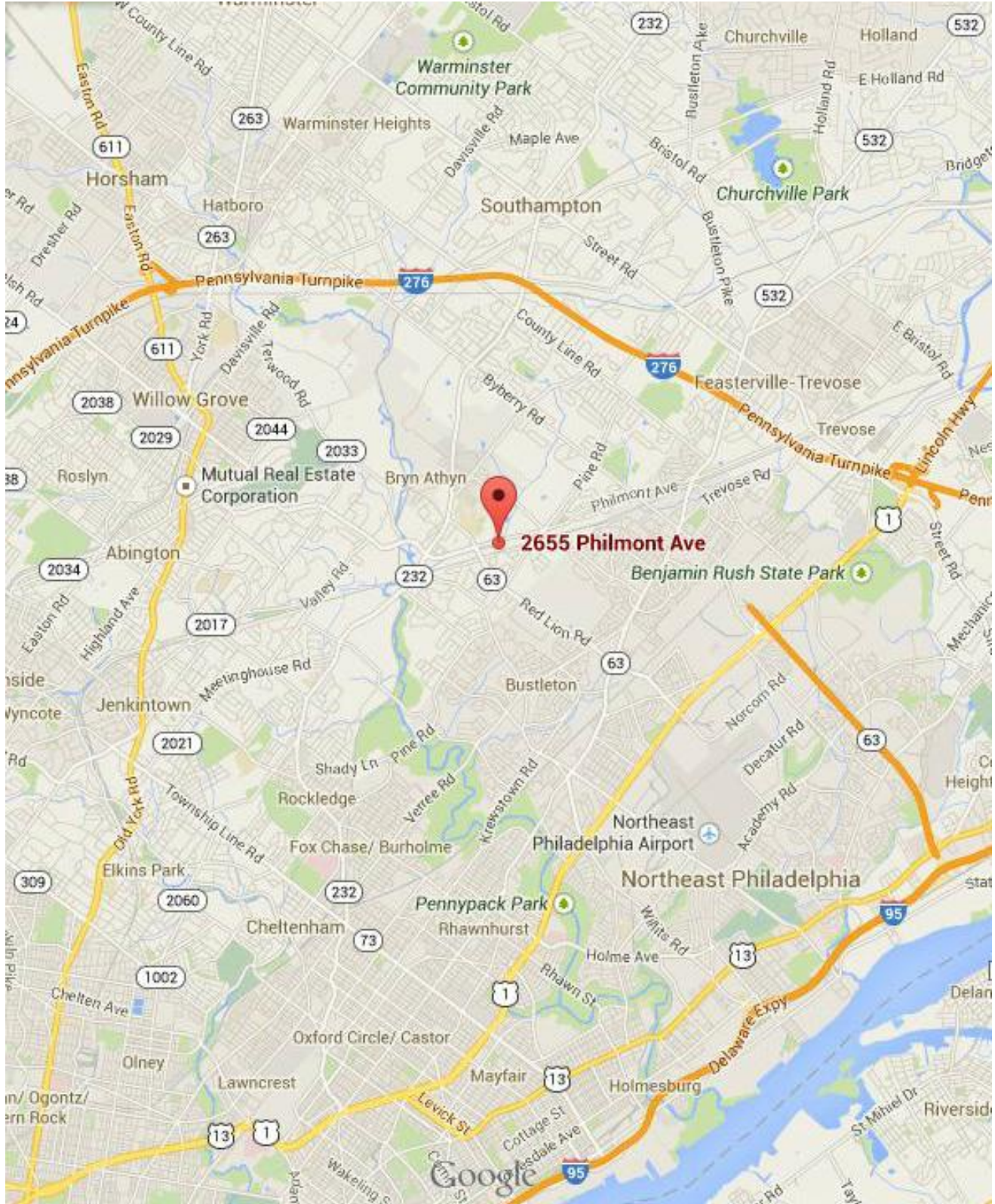
## LOCAL OVERVIEW



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## REGIONAL OVERVIEW



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