

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

2773-2775 PHILMONT AVENUE
Huntingdon Valley, Pennsylvania

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

SUMMARY OF PERTINENT INFORMATION

PROPERTY:	E&M Engineering Building within Davis Industrial Condominiums		
LOCATION:	2773-2775 Philmont Avenue aka: Unit "F" within "Philmont Commons" (see site plan)		
TOWNSHIP:	Lower Moreland (Huntingdon Valley)		
COUNTY:	Montgomery		
STATE:	Pennsylvania		
TAX PARCEL:	410006991411		
PROPERTY TYPE:	Office Condominium		
BUILDING SIZE:	4,498 Gross Square Feet		
PROPERTY DESCRIPTION:	A one story modern masonry block commercial building containing recently renovated professional offices (private offices, open area, conference rooms, multiple restrooms, kitchen and storage areas), perimeter modern windows, multiple commercial entrances and ample off street parking. The property has excellent visibility and easy access to Philmont Avenue.		
ZONING:	REV – Commercial Revitalization District.		
LIGHTING:	Commercial grade 2' x 4' fixtures with prismatic lens.		
HVAC:	Electric Heat Pump		
ELECTRIC:	Two (2) meters <table style="margin-left: 40px;"><tr><td style="text-align: center;"><u>2775</u> 200 amp, 120/240V single phase service</td><td style="margin-left: 200px;"><u>2773</u> 150 amp, 120/240V single phase service</td></tr></table>	<u>2775</u> 200 amp, 120/240V single phase service	<u>2773</u> 150 amp, 120/240V single phase service
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GAS:	Natural gas, two (2) meters		
WATER:	Public		
SEWER:	Public		
SECURITY:	100% of the building is protected by burglar/fire alarm system with heat, smoke and motion detectors and sprinkler.		
AGE:	Built in 1965; renovated in 2007.		

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.

TOTAL ASSESMENT: \$276,450.00

TOTAL TAXES:

Local -	\$ 1,035.00
School -	\$ 8,731.00
County:	\$ 871.00
Total:	\$ 10,637.00

CONDOMINIUM FEE: \$ 900.00 per quarter which pays for trash removal, landscaping and snow removal annually.

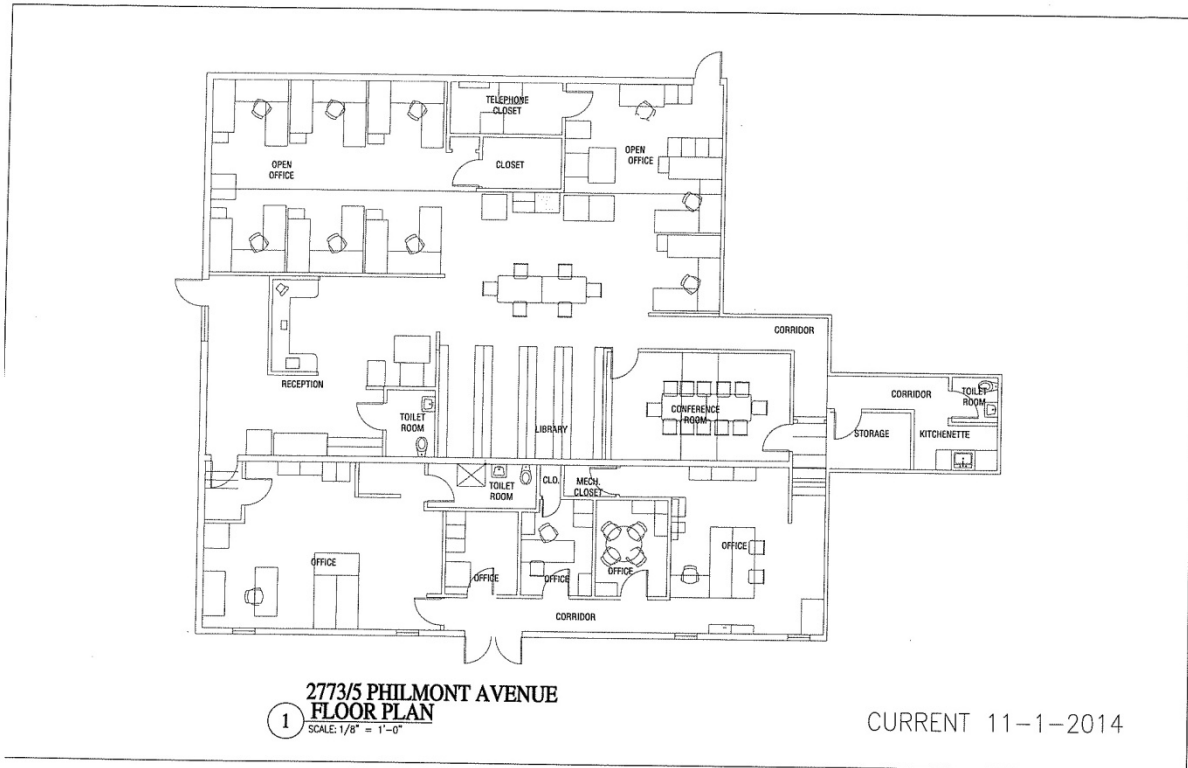
NOTABLE AMENITIES:

- Prominent visibility and exposure to Philmont Avenue (Rt.63)
- Excellent Signage
- Ample front door parking
- Multiple entrances; possible multi-tenant use
- Renovated and updated offices
- Minutes to Philadelphia, Bucks County, Rt. #1, I-95 and PA. TRNPK.

SALE PRICE: \$690,000.00

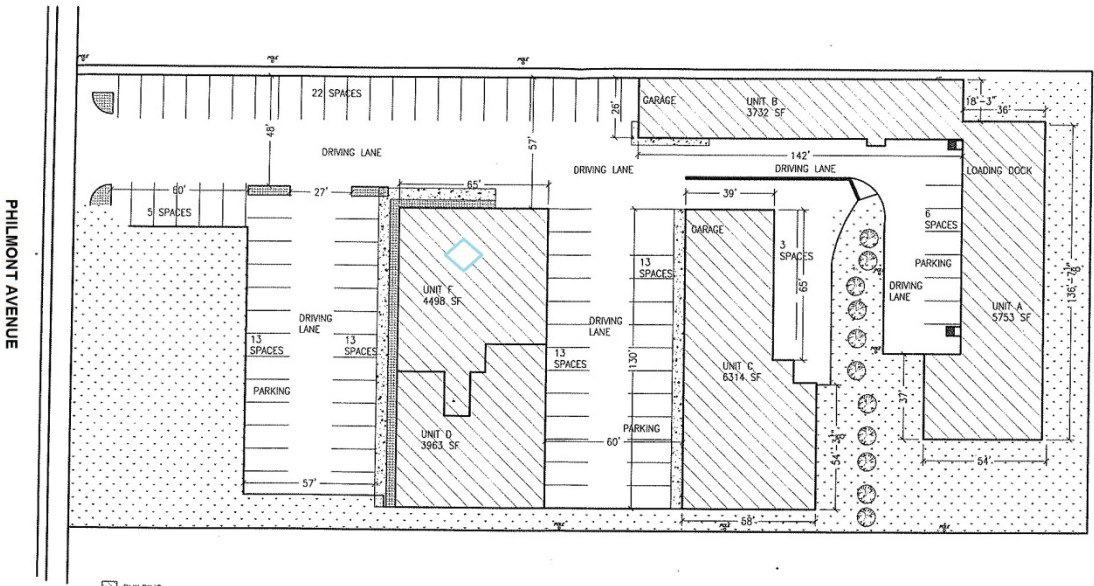
RENTAL RATE: \$14.00/RSF plus utilities, interior maintenance/cleaning and CAM.

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NOT TO SCALE

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- BUILDING
- GRASS
- PLANTING
- SIDEWALK

UNIT "F"

DAVIS INDUSTRIAL CONDOMINIUM
 SCALE: 1/32" = 1'-0"
 TO BE PRINTED ON 11X17 PAPER
 DATE: 5-15-14

80 PARKING SPACES AT 9'-6"

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