

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

**1560 Old York Road
Abington, Pennsylvania**

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

SUMMARY OF PERTINENT INFORMATION

Subject: Modern Office Building For Lease

Location: 1560 Old York Road

City: Abington

County: Montgomery

State: Pennsylvania

Zoning: Planned Business ("PB")

Tax Parcel: 30004948008

Total Building Size: +/- 8,000 SF (will subdivide)

Property Description: A two-story modern medical/professional office building (to be elevator served) on well landscaped site with ample onsite parking with good exposure and access frontage on Old York Road (Route 611) located just north of Abington Memorial Hospital.

Built: 1971 (updated 1982)

Utilities: Public water and sewer, electric, Verizon, Comcast

Parking: Ample

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Real Estate Taxes: School \$23,004.00
 County \$ 2,425.00
 Local \$ 3,234.00
 Total \$28,663.00 (2016)

Miscellaneous: Conveniently located with Septa bus transportation on Old York
 Road
 (Rt 611) and rail access via Rydal Train Station Commuter Rail
 Line. Tenant street signage exposure.

Lease Rate: \$16.00 per leasable square feet plus electric and cleaning.

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BUILDING AND DRIVEWAY



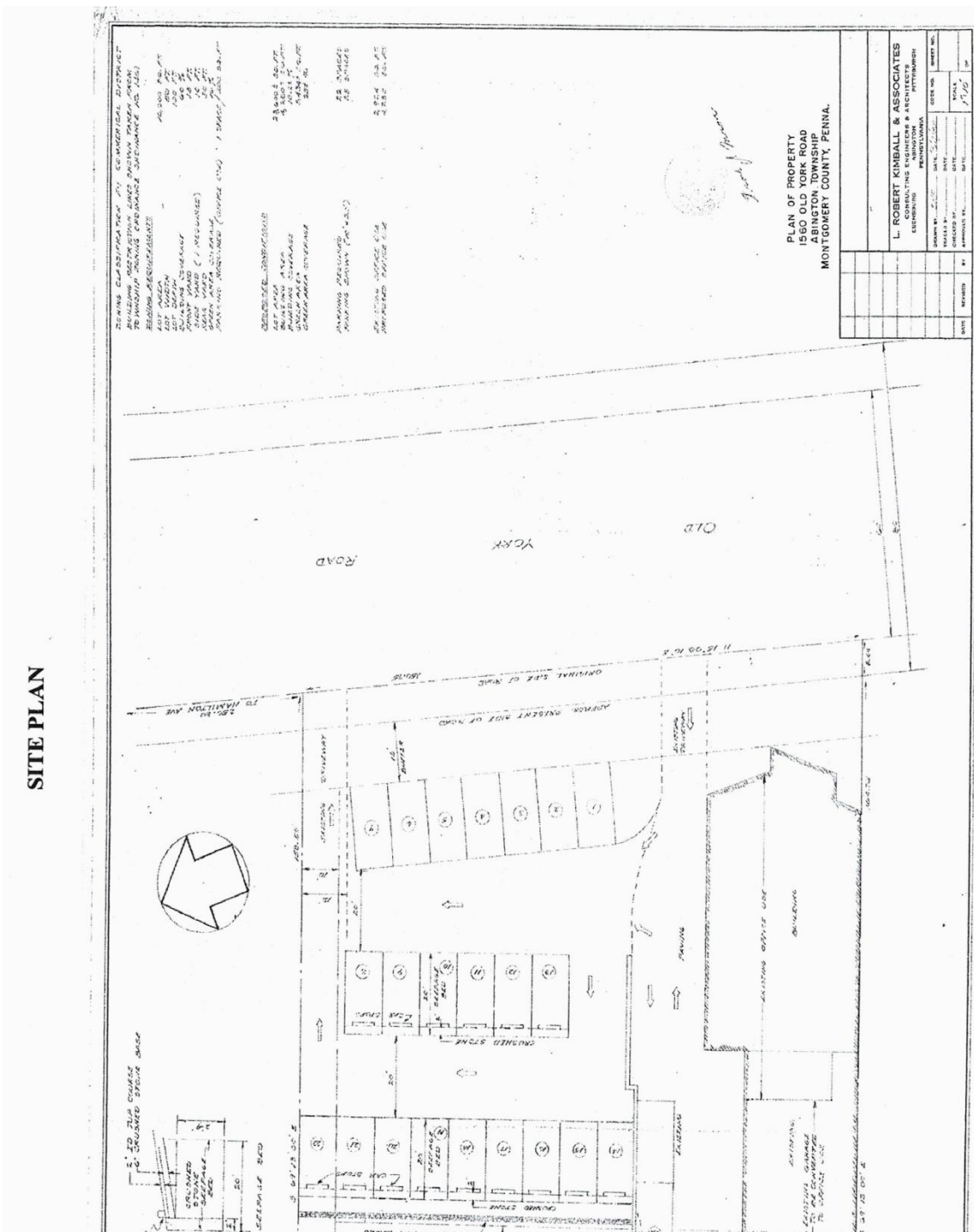
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FRONT BUILDING



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SITE PLAN



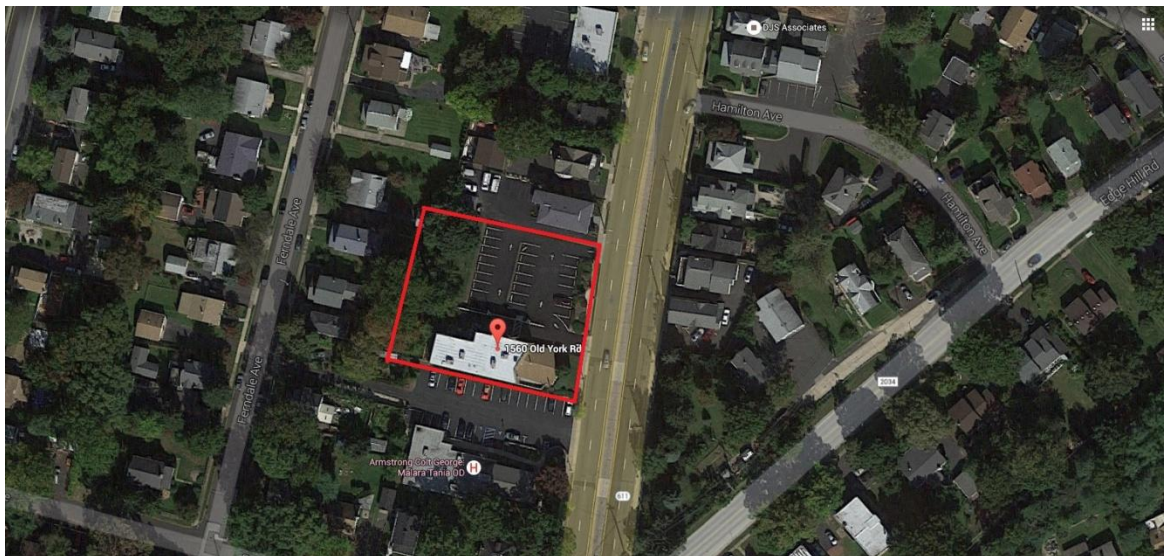
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TAX MAP



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AERIAL



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