

# **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**

**24, 55, & 101 W. 4<sup>th</sup> Avenue  
Collegeville, PA 19426**

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

**LOUIS J. SYRKUS**

## Summary of Pertinent Information

**PROPERTY TYPE:** Multiple Office, Office Flex, and Light Manufacturing Building Complex

**ADDRESS:** 24, 55, & 101 W. Fourth Avenue

**TOWNSHIP:** Collegeville Borough

**COUNTY:** Montgomery

**STATE:** Pennsylvania

**ZONING:** M & I, Manufacturing and Industrial (Permitting Office or Flex Space Use)

**LOT SIZE:** Parcel 1: 24 W. 4<sup>th</sup> Ave- Bldg 1: ± .46 acre  
Parcel 2: 55 & 101 W. 4<sup>th</sup> Ave- Bldgs 2 & 3: ± 1.81 acre  
TOTAL: ± 2.27 acres

**DESCRIPTIVE:** The subject listing consists of multiple commercial buildings on two (2) separate parcels:

**24 W. 4<sup>th</sup> Ave.** is a ± 31,500 sq ft, 3-story masonry building consisting of office space, warehouse storage, light manufacturing, and assembly space. This could also be an ideal location for a private school, dance studio, art studio, etc. Built in 1926, this building is equipped with hardwood floors, a 500 pound maximum capacity self-service elevator, exterior windows providing plenty of natural light, air conditioning, 1 loading dock and 1 drive-in door on the lower level, 2 loading docks on the 1<sup>st</sup> floor, 8'0- 10'0 foot ceilings, and a built-up flat roof.

**\*\*\*Looking for short term or temporary office or flex space?**

**This Building offers up to 7,000 sq. ft. of office space which can be subdivided in a secure building, which is available for periods of as little as a six months at rental rates of \$8.75 per sq. ft. We also have up to 21,000 sq ft of flex space (office/warehouse) that can be subdivided and leased on a short term basis starting at \$3.75/sq. ft. per annum. We can also lease the entire building of 31,000 sq. ft. at very affordable rates with ample on site and street parking. The property has easy access to many major routes including RT 422, Germantown Pike, Ridge Avenue, RT 29, and the PA Turnpike.**

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Parcel 2 consists of two buildings.

**55 W. 4<sup>th</sup> Ave.** is a 1-story, brick,  $\pm 3,475$  sq ft, modern office building, built in 1926 and renovated in 2004, with air conditioning, 8'0 foot ceilings, and an A-frame roof.

**101 W. 4<sup>th</sup> Ave.** is a 2- story, block and brick,  $\pm 15,000$  sq ft facility, built in 1926 and offering industrial, manufacturing, assembly, and storage space, with lower level drive in possibility, air conditioning,  $\pm 10'0$ -  $\pm 14'0$  foot ceilings, and a flat roof.

Both parcels offer off and on street parking.

<b>BUILDING SIZE:</b>	<b>24 W. 4<sup>th</sup> Ave-</b>	LL:	$\pm 10,500$ sq ft
	(3- Story Flex Bldg.)	1st:	$\pm 10,500$ sq ft
		2 <sup>nd</sup> :	$\pm 10,500$ sq ft
		<b>TOTAL:</b>	<b><math>\pm 31,500</math> sq ft</b>
	<b>55 W. 4<sup>th</sup> Ave-</b>		<b><math>\pm 3,475</math> sq ft</b>
	(1- Story Office Bldg.)		
	<b>101 W. 4<sup>th</sup> Ave-</b>	1 <sup>st</sup> :	$\pm 7,500$ sq ft
	(2-Story Light )	2 <sup>nd</sup> :	$\pm 7,500$ sq ft
	(Industrial Bldg.)		
		<b>TOTAL:</b>	<b><math>\pm 15,000</math> sq ft</b>

**FRONTAGE:** **24 W. 4<sup>th</sup> Ave:**  $\pm 200$  feet, with access to Chestnut St.  
**55 & 101 W. 4<sup>th</sup> Ave:**  $\pm 350$  feet, with access to Chestnut St.

**UTILITIES &** **24 W. 4<sup>th</sup> Ave:** Heating- Zoned Oil; Air Conditioning; Sewer- City;

**HVAC SYSTEMS:** Water- City; Electric- on site

**55 W. 4<sup>th</sup> Ave:** Heat and A/C- Central, Sewer- City; Water- City; Electric- on site

**101 W. 4<sup>th</sup> Ave:** Heating- Oil; Air Conditioning; Sewer- City; Water- City; Electric- on site

**WATER:** Public

**SEWER:** Public

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**SPRINKLER SYSTEM:** None

**TAX PARCEL:** **55 W. 4<sup>th</sup> Ave:** 04-0000688001 (Mailing Address 24 W. 4<sup>th</sup> Ave.)  
**101 W. 4<sup>th</sup> Ave:** 04-0000688019 (Mailing Addresses 55 & 101 W. 4<sup>th</sup> Ave.)

**ASSESSMENTS:** **Tax Parcel 55 W. 4<sup>th</sup> Ave:** \$345,670.00 (2012)  
**Tax Parcel 101 W. 4<sup>th</sup> Ave:** \$534,000.00 (2012)

**TAXES:** **Tax Parcel 55W. 4<sup>th</sup> Ave:** \$12,198.00 (2012)  
**Tax Parcel 101 W. 4<sup>th</sup> Ave:** \$18,842.00 (2012)

**MISCELLANEOUS:** This listing consists of 3 separate buildings centrally located in the heart of Collegeville's Business District. The properties are one block west of Main Street and are conveniently near Route 29, Route 422, Germantown Pike, Ridge Pike, and The PA. Turnpike. Ursinus College is minutes away.  
They may be sold individually or as a package.

**SALE PRICE:** **\*\*\*\* SALE PRICE DRAMATICALLY REDUCED \*\*\*\***  
**Entire Properties (24, 55, & 101 W. 4<sup>th</sup> Ave.)- \$1,410,000.00**  
**Tax Parcel 55 W. 4<sup>th</sup> Ave.- (24 W. 4<sup>th</sup> Ave.)- \$ 670,000.00**  
**Tax Parcel 101 W. 4<sup>th</sup> Ave.- (55 & 101 W. 4<sup>th</sup> Ave)- \$740,000.00**

**LEASE RATES:** **Starting at \$3.75 per square foot, per annum, net, net, net for Light Industrial Space; Offices available from \$8.00 per square foot, per annum, net, net, net.**

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## **24 W. 4<sup>th</sup> Avenue**

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COLLEGEVILLE FLAG COMPANY  
COLLEGEVILLE, PA  
01.27.06



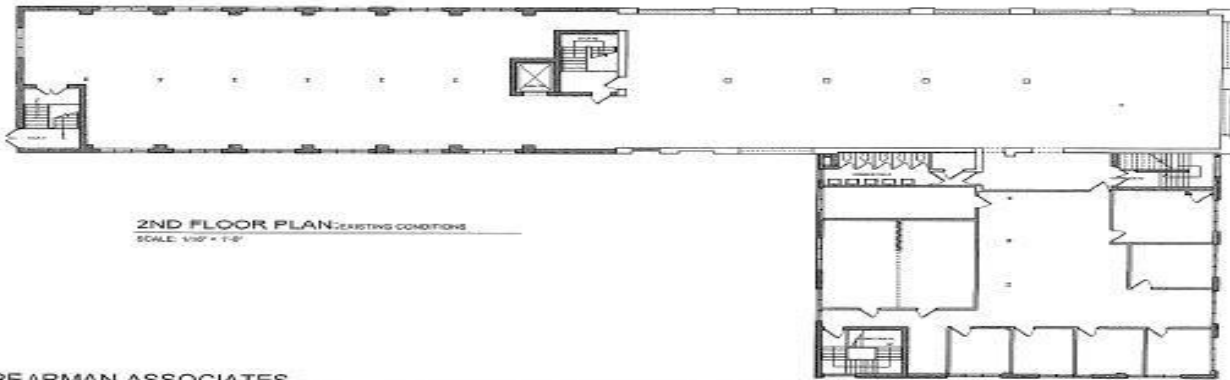
**SPEARMAN ASSOCIATES**

2270 Mt. Carmel Ave., Glenside PA 19038  
All Plans Subject to Change Without Notice. Printed on Recycled Paper.

## 24W. 4<sup>th</sup> Avenue- 1<sup>st</sup> Floor



COLLEGEVILLE FLAG COMPANY  
COLLEGEVILLE, PA  
01.27.06

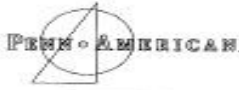


**SPEARMAN ASSOCIATES**

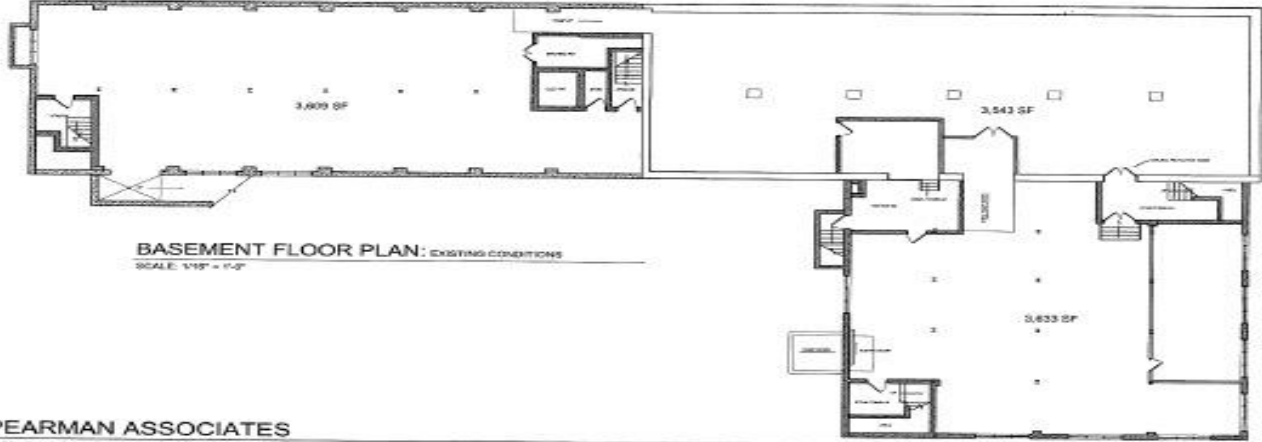
2270 Mt. Carmel Ave., Glenside PA 19038  
All Plans Subject to Change Without Notice. Printed on Recycled Paper.

## 24 W. 4<sup>th</sup> Ave- 2<sup>nd</sup> Floor

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COLLEGEVILLE FLAG COMPANY  
COLLEGEVILLE, PA  
10.12.06



**SPEARMAN ASSOCIATES**  
2270 Mt. Carmel Ave., Glenside PA 19038

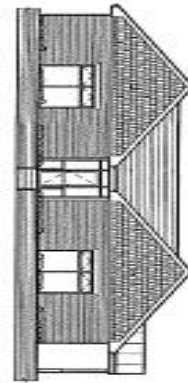
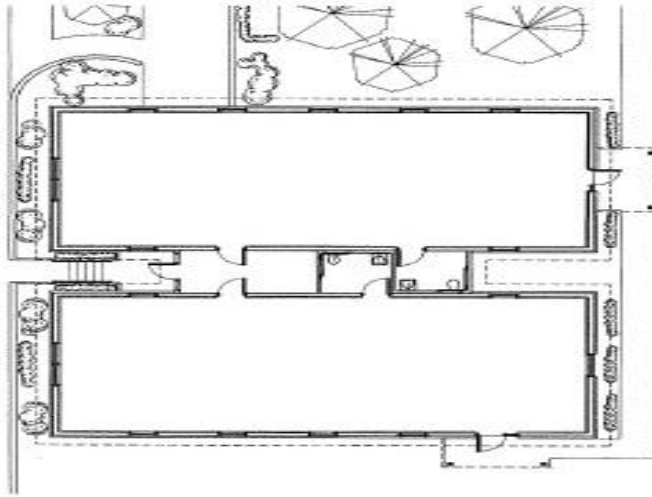
## 24 W. 4<sup>th</sup> Ave- Basement Storage, Warehouse, Commercial


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## **55 W. 4<sup>th</sup> Avenue**

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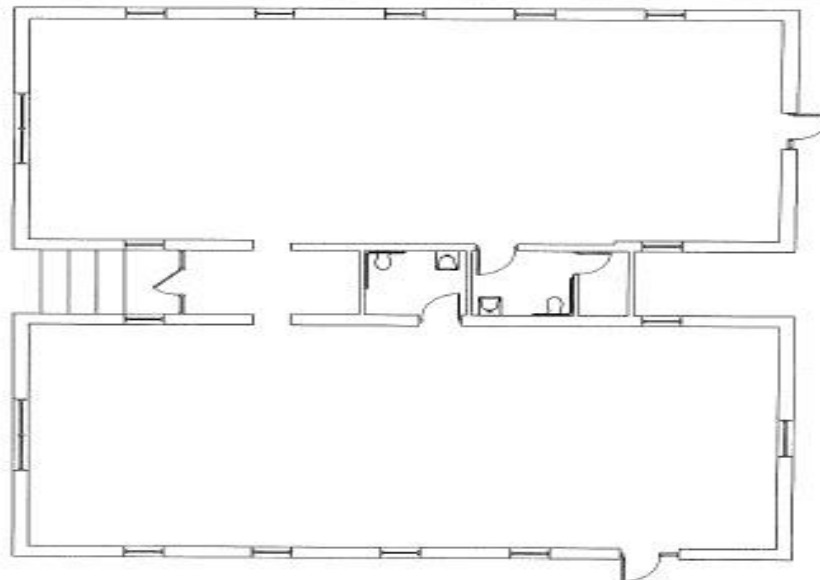


 <b>PARSC PROPERTIES, INC.</b>	<b>731 SKIPPACK PIKE BLUE BELL, PA 19422</b>	<b>COLLEGEVILLE 4TH &amp; CHESTNUT ST. COLLEGEVILLE, PA</b>	<b>SPEARMAN ASSOCIATES 2270 Mt. Carmel Avenue Glenside, Pa 19038-4610</b>	<b>DATE: 1-29-06 SCALE: 1/16" = 1'-0"</b>
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## 55 W.4<sup>th</sup> Ave- Floor Plans- 2 Views



24 W 4th Street: Building 1 & 2  
Collegeville, PA  
01.11.06



**SPEARMAN ASSOCIATES**

2270 Mt. Carmel Ave., Glenside PA 19038  
Z:\Floor\Collegeville\24 W 4th Street\01.11.06\24 W 4th 1 & 2.dwg, 11/11/06 3:58:46 PM

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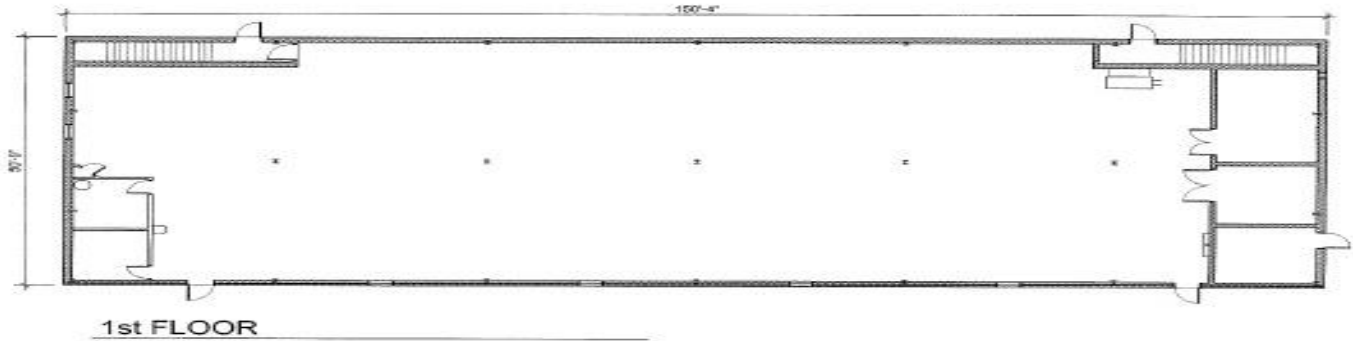


## **101 W. 4<sup>th</sup> Avenue**

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24 W 4th Street Building 4  
Collegeville, PA

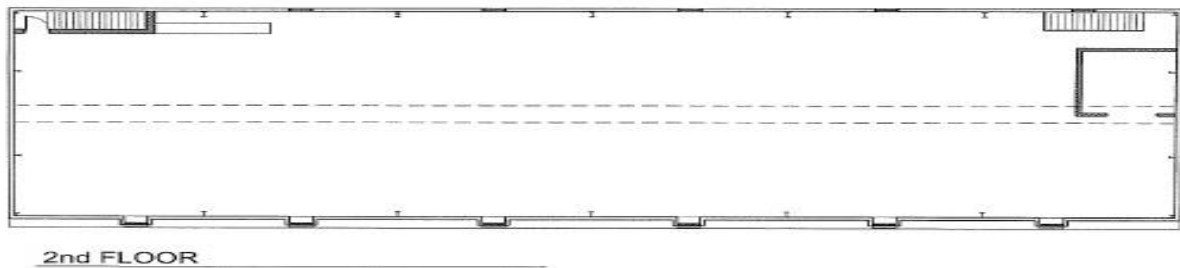


**SPEARMAN ASSOCIATES**  
2270 ML Carmel Ave., Glenside PA 19038

### 101 W. 4<sup>th</sup> Ave- 1<sup>st</sup> Floor



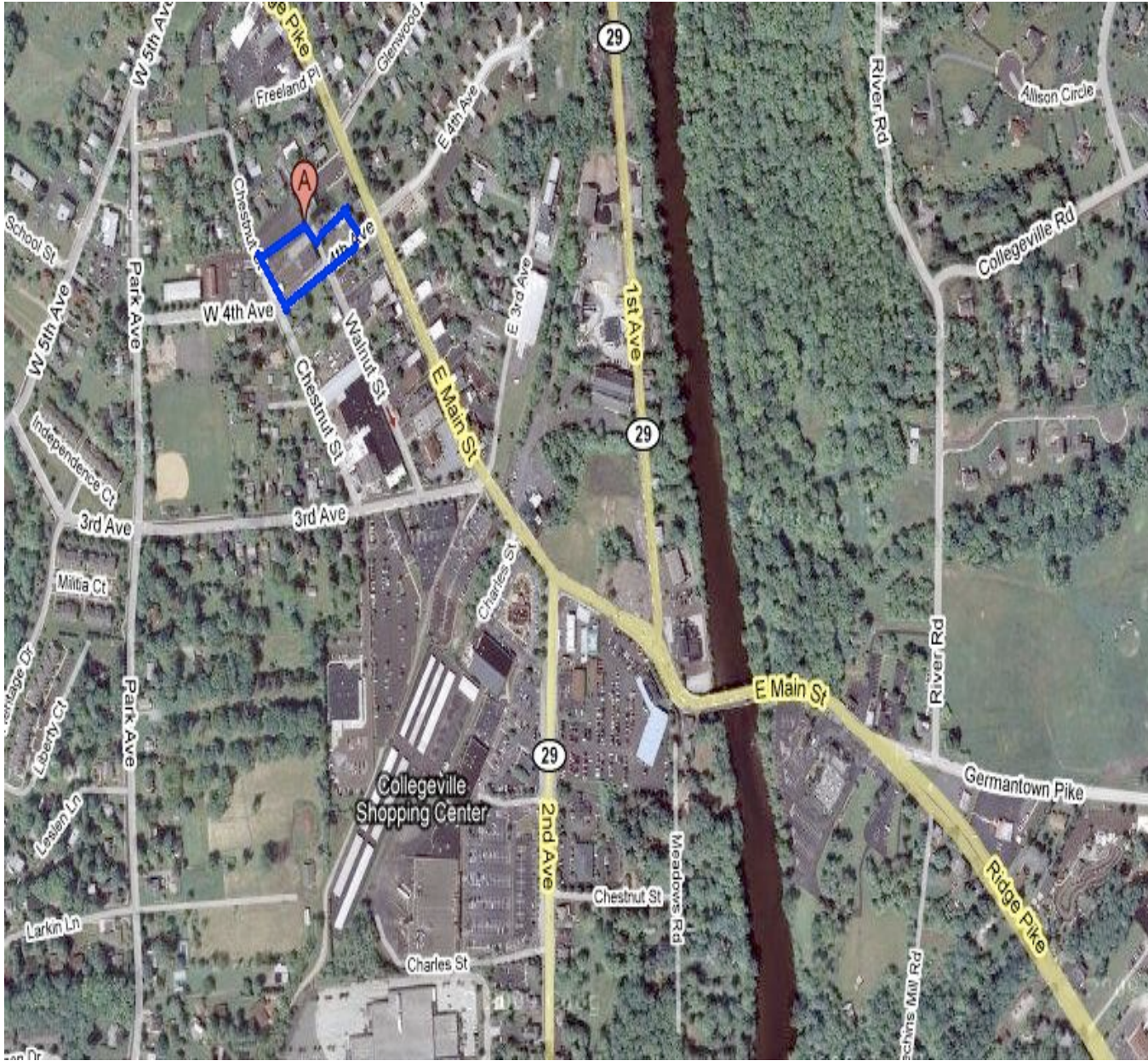
24 W 4th Street Building 4  
Collegeville, PA  
01.11.06



**SPEARMAN ASSOCIATES**  
2270 ML Carmel Ave., Glenside PA 19038

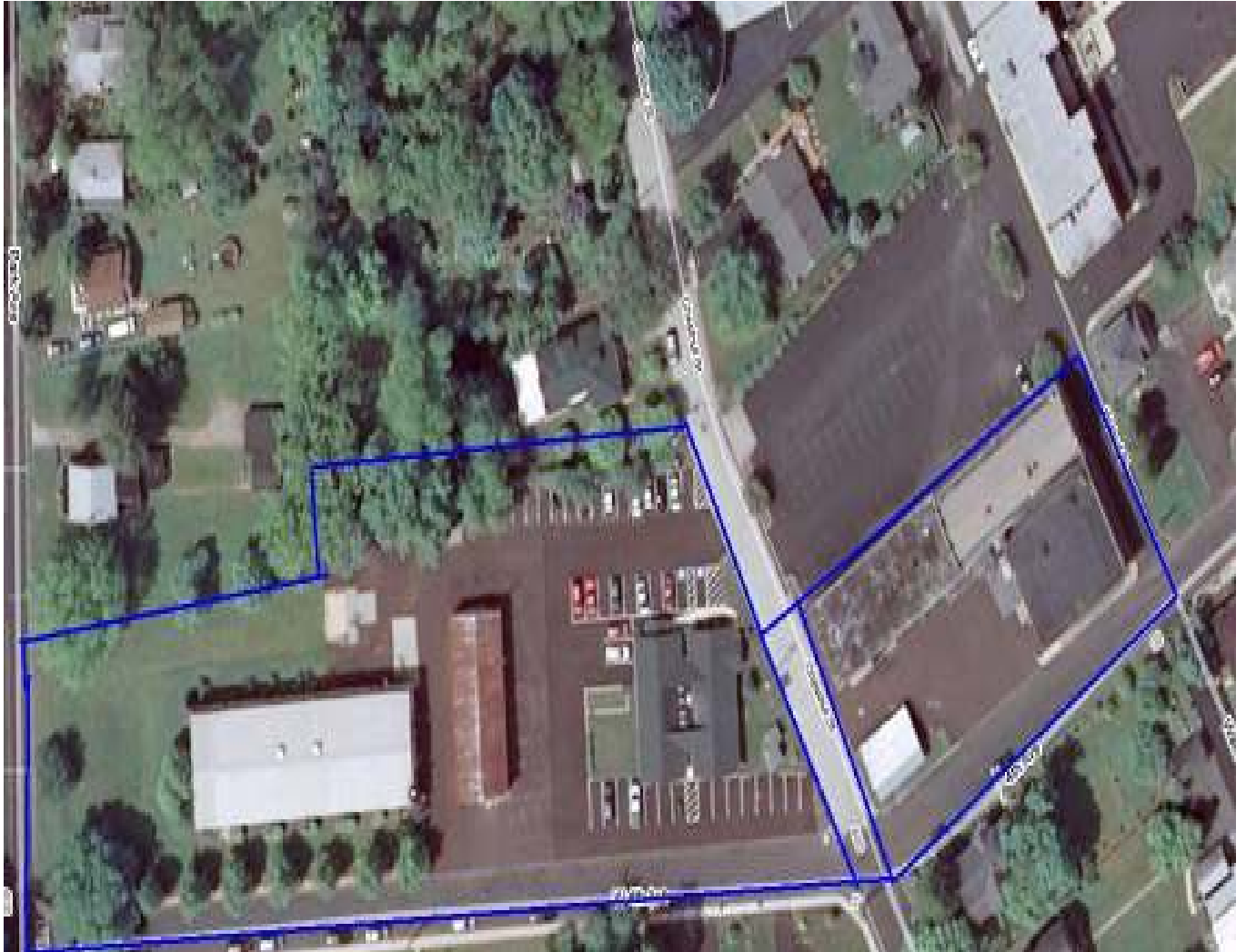
### 101 W. 4<sup>th</sup> Ave- 2<sup>nd</sup> Floor

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**Extended Aerial View of 24, 55, & 101 W. 4<sup>th</sup> Avenue  
(Properties are in Blue [Letter A])**

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**101**

**55**

**24 W. 4th Avenue**

**Aerial View**

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101

55

24 W. 4th Avenue

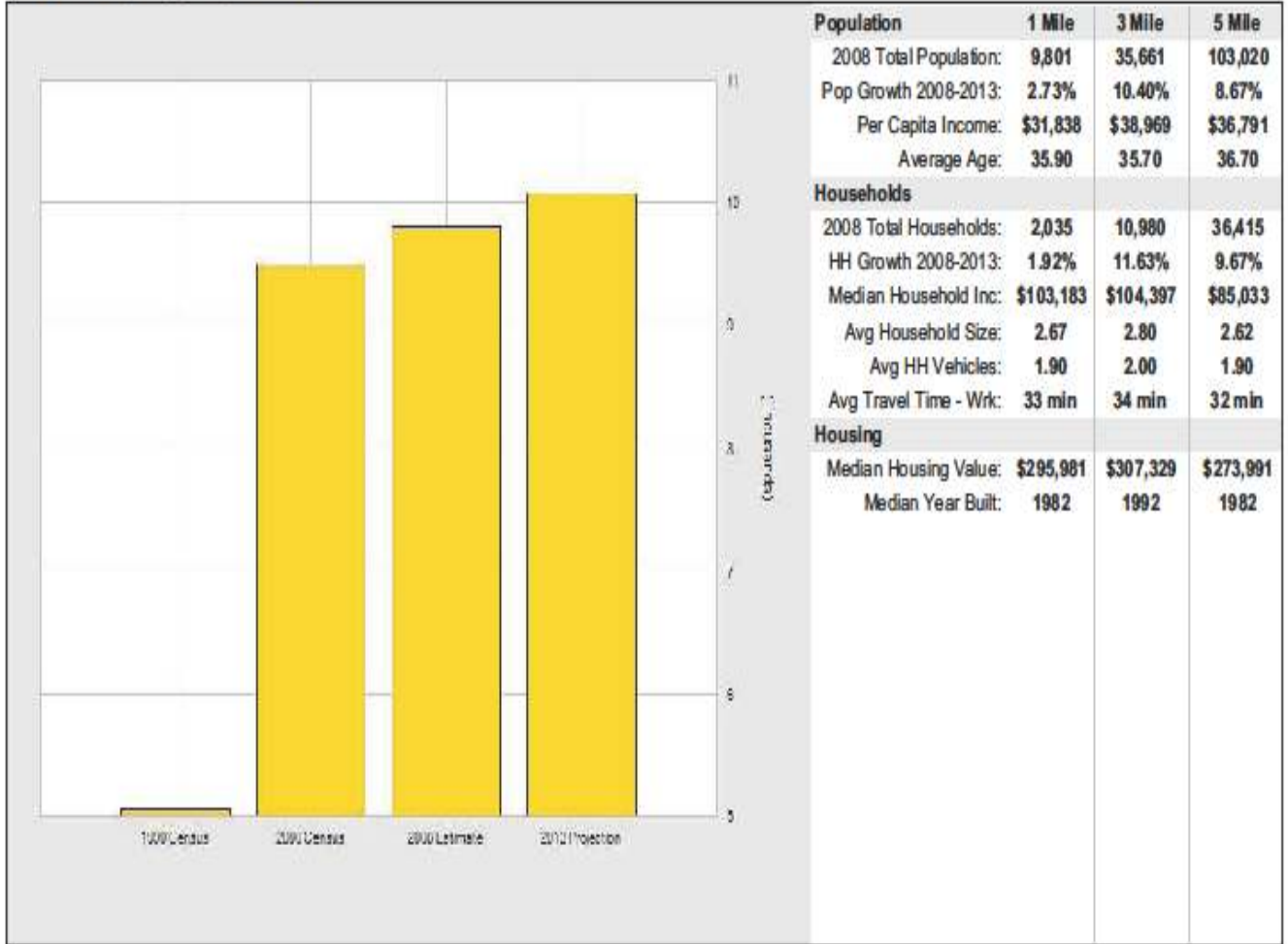
**Tax Map**

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## 24, 55, 101 Population Demographics

### Population for 1 Mile Radius

24 W 4th Ave, Collegeville, PA 19426



Population	1 Mile	3 Mile	5 Mile
2008 Total Population:	9,801	35,661	103,020
Pop Growth 2008-2013:	2.73%	10.40%	8.67%
Per Capita Income:	\$31,838	\$38,969	\$36,791
Average Age:	35.90	35.70	36.70
<b>Households</b>			
2008 Total Households:	2,035	10,980	36,415
HH Growth 2008-2013:	1.92%	11.63%	9.67%
Median Household Inc:	\$103,183	\$104,397	\$85,033
Avg Household Size:	2.67	2.80	2.62
Avg HH Vehicles:	1.90	2.00	1.90
Avg Travel Time - Wrk:	33 min	34 min	32 min
<b>Housing</b>			
Median Housing Value:	\$295,981	\$307,329	\$273,991
Median Year Built:	1982	1992	1982

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6/8/2009

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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2013 Projection	10,069	39,368	111,953
2008 Estimate	9,801	35,661	103,020
2000 Census	9,489	28,872	86,393
Growth 2008-2013	2.73%	10.40%	8.67%
Growth 2000-2008	3.30%	23.52%	19.25%
<b>2008 Population By Hispanic Origin:</b>	748	1,250	2,949
<b>2008 Population by Race:</b>			
White	5,256	29,100	88,346
Black or African American	3,600	4,364	8,200
American Indian and Alaska Native	16	52	200
Asian	266	1,082	3,803
Native Hawaiian and Pacific Islanders	2	6	34
Other Race	546	659	1,329
Two or More Races	115	398	1,109
<b>2008 Households:</b>			
2013 Projection	2,074	12,257	39,938
2008 Estimate	2,035	10,980	36,415
2000 Census	1,959	8,593	29,994
Growth 2008-2013	1.92%	11.63%	9.67%
Growth 2000-2008	3.88%	27.77%	21.41%
Owner Occupied	1,599	9,455	28,879
Renter Occupied	436	1,525	7,536
<b>2008 Avg Household Income</b>	<b>\$122,180</b>	<b>\$120,105</b>	<b>\$101,120</b>
<b>2008 Med Household Income</b>	<b>\$103,183</b>	<b>\$104,397</b>	<b>\$85,033</b>
<b>2008 Per Capita Income</b>	<b>\$31,838</b>	<b>\$38,969</b>	<b>\$36,791</b>
<b>2008 Households by Household Inc:</b>			
Income Less than \$15,000	41	233	1,468
Income \$15,000 - \$24,999	66	326	1,779
Income \$25,000 - \$34,999	107	424	2,180
Income \$35,000 - \$49,999	202	939	3,914
Income \$50,000 - \$74,999	281	1,555	6,394
Income \$75,000 - \$99,999	286	1,741	6,162
Income \$100,000 - \$149,999	542	3,093	8,468
Income \$150,000 - \$249,999	384	2,113	4,735
Income \$250,000 - \$499,999	80	440	1,044
Income \$500,000 or more	46	116	272

## Demographics for 24, 55, & 101 W. 4<sup>th</sup> Avenue

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