

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

720 Greenwood Avenue
(Alternate Address- 215 York Road)
Jenkintown, Pennsylvania

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS or LEE J. FADEN

SUMMARY OF PERTINENT INFORMATION

PROPERTY TYPE:	Retail/Commercial Mixed Use
LOCATION:	720 Greenwood Avenue (Alternate Address- 215 York Road)
BOUROUGH:	Jenkintown
COUNTY:	Montgomery
STATE:	Pennsylvania
TAX PARCEL:	100005292008
ZONING:	Town Center (Commercial Districts)
PERMITTED PROPERTY USES:	Retail (Including Restaurants)/Office/Apartments
TOTAL BUILDING SIZE:	± 17,400 sq ft
AVAILABLE SPACES:	<u>1st Floor – Retail-</u> Suite 101- ±1,956 square feet <u>Lower Level – Retail/ Storage</u> ±1,956 square feet <u>2nd Floor- Office</u> Suites 200/203 ±1400 square feet- Recently renovated. Suite 208- ±400 square feet- (3-room suite) <u>3rd Floor – Offices-</u> Suite 301A- ±325 square feet Suite 301- ±682 square feet- (3-room suite) Suite 304- ±600 square feet- (2-room suite)
IMPROVEMENTS:	A three-story Commercial Mixed Use Office Building, with a full basement, containing one Retail Unit on the First Floor and Office Space on the Upper Levels.
ROOF:	Mansard type with asphalt shingles over a wood deck, containing a skylight.
UTILITIES:	Public water, sewer, electric and gas on-site (2" line to building).
HVAC:	Gas fired Hot Water Heating and Central Air Conditioning.
ELECTRIC:	400 amp incoming service.
DOMESTIC HOT WATER:	Two, 40 gallon gas fired hot water heaters.

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.

FRONTAGE: ±93 linear feet of frontage along Greenwood Avenue and ±51 linear feet of frontage along U.S. Route 611 (York Road), providing excellent visibility in the borough of Jenkintown.

ACCESS: Adjacent to the Municipal Parking Lot on Greenwood Avenue.

TRANSPORTATION: Septa Bus access and Septa Train Rail stops are nearby.

TRAFFICE COUNT: ±24,000 cars Northbound daily. (Route 611)
±24,000 cars Southbound daily. (Route 611)

RENTAL RATES:

First Floor Retail Space:
Suite 101- \$2,771.00 per month plus utilities and janitorial. (Access is from York Road.)

Lower Level Retail/Storage: \$652.00 per month plus utilities and janitorial.

Second Floor Suites:
Suites 200/203- \$1200.00 per month, inclusive of utilities. (Access is from Greenwood Avenue.)

Suite 208- \$450.00 per month, inclusive of utilities. (Access is from Greenwood Avenue.)

Third Floor Suites:
Suite 301A- \$325.00 per month, inclusive of utilities. (Access is from Greenwood Avenue.)

Suite 301- \$625.00 per month, inclusive of utilities. (Access is from Greenwood Avenue.)

Suite 304- \$500.00 per month, inclusive of utilities. (Access is from Greenwood Avenue.)

PARKING: Ample public parking on adjacent municipal lot.

REAL ESTATE TAXES: \$1.26 per rentable square foot per annum (2010)

INSURANCE: \$.25 per rentable square foot per annum (2010)

FIRE PROTECTION: Monitored Fire Alarm System connected to a monitor station. Fire Extinguishers are on each floor corridor and office. There are also Electric Smoke Detectors.

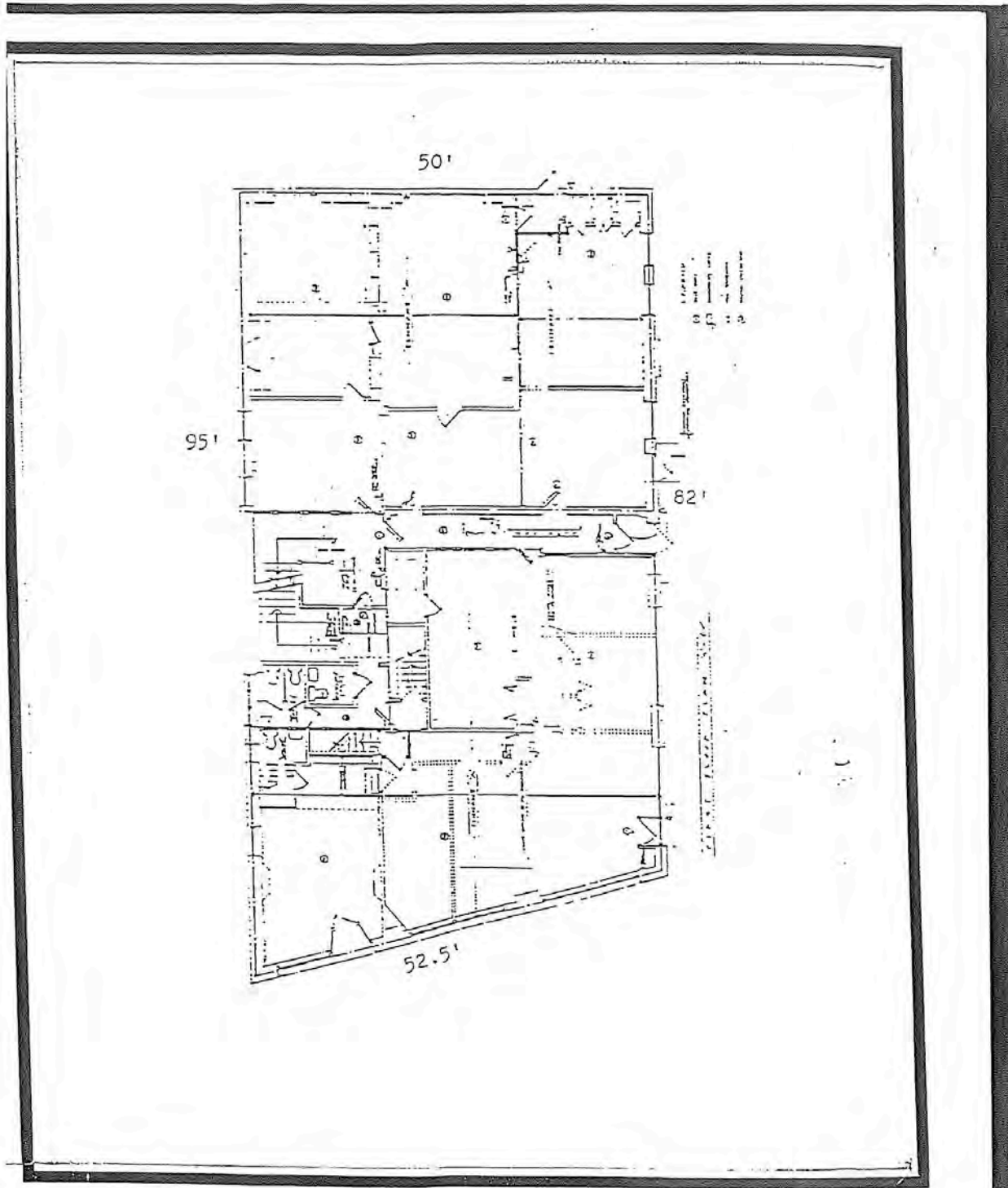
MISCELLANEOUS: Excellent Retail and Office opportunities to be located in a highly accessible suburban Philadelphia location within Montgomery County, Pennsylvania. The building has an attractive open wood staircase atrium lobby with a skylight.



**VIEW OF 720 GREENWOOD AVENUE
(ALTERNATE ADDRESS 215 YORK ROAD)**

THE CORNER OF YORK ROAD AND GREENWOOD AVENUE IN JENKINTOWN, PA

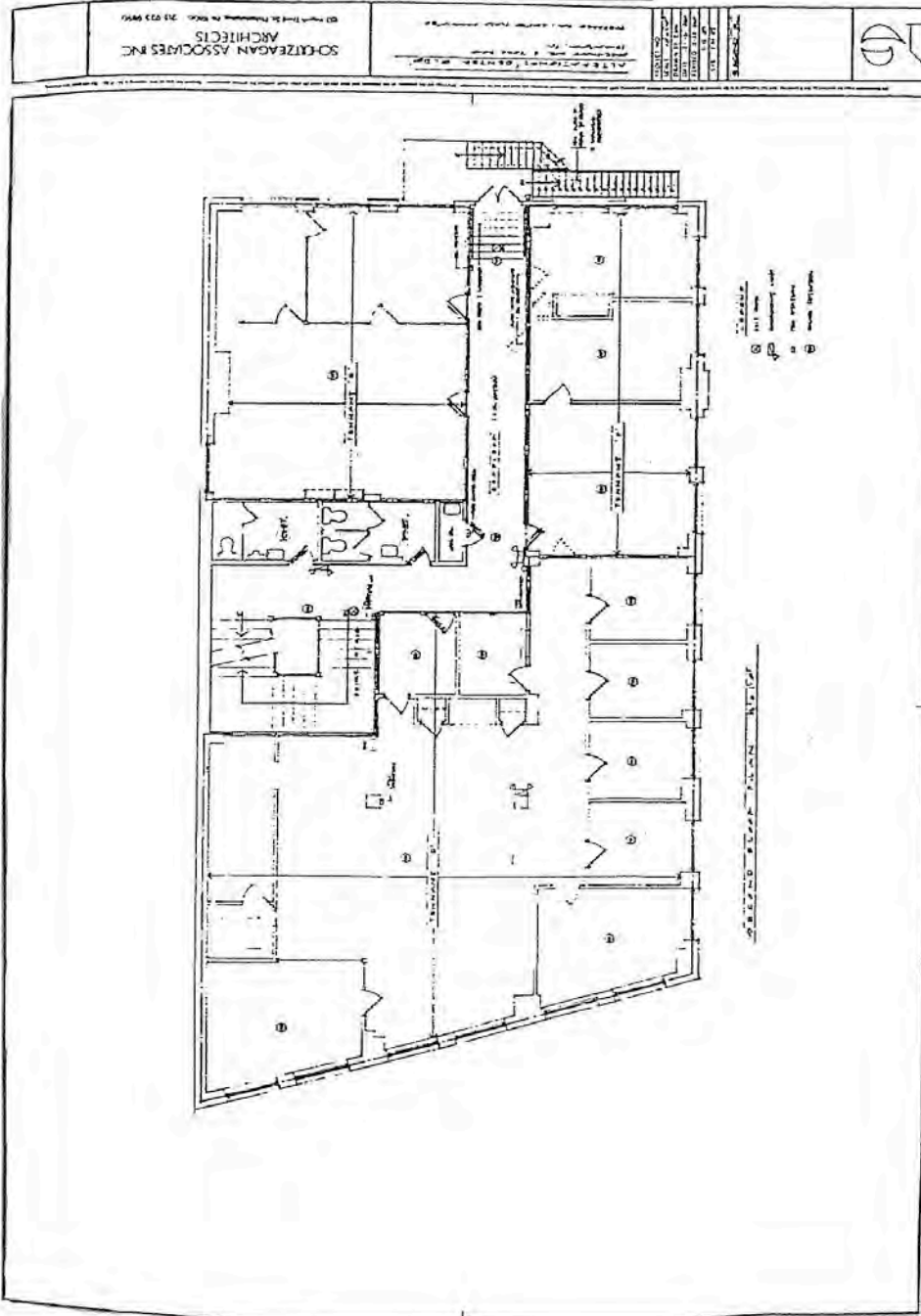
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PLAN OF FIRST FLOOR- WITH THE BUILDING'S OUTSIDE MEASUREMENTS

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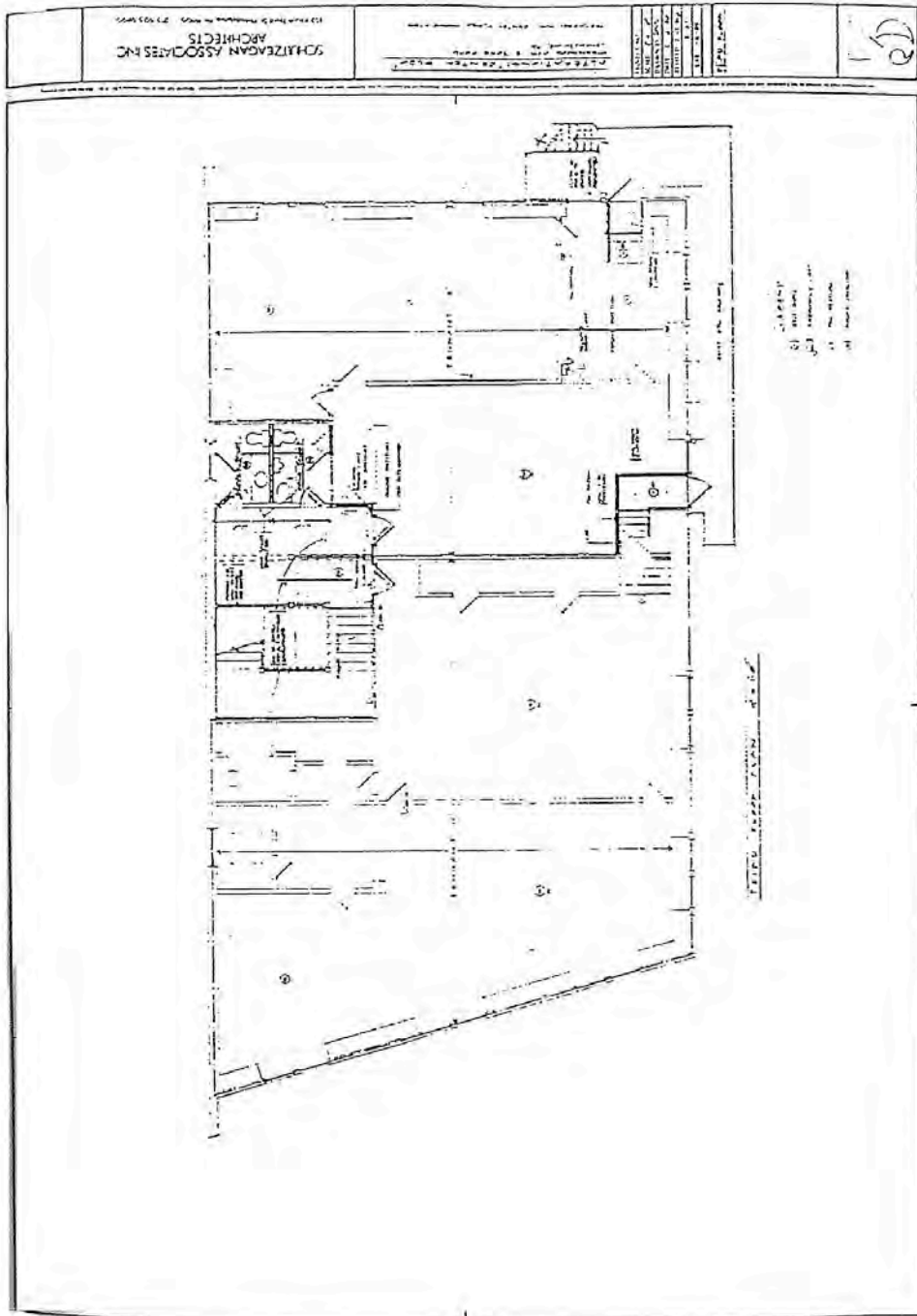
DIAGRAM OF BUILDING



PLAN OF THE SECOND FLOOR

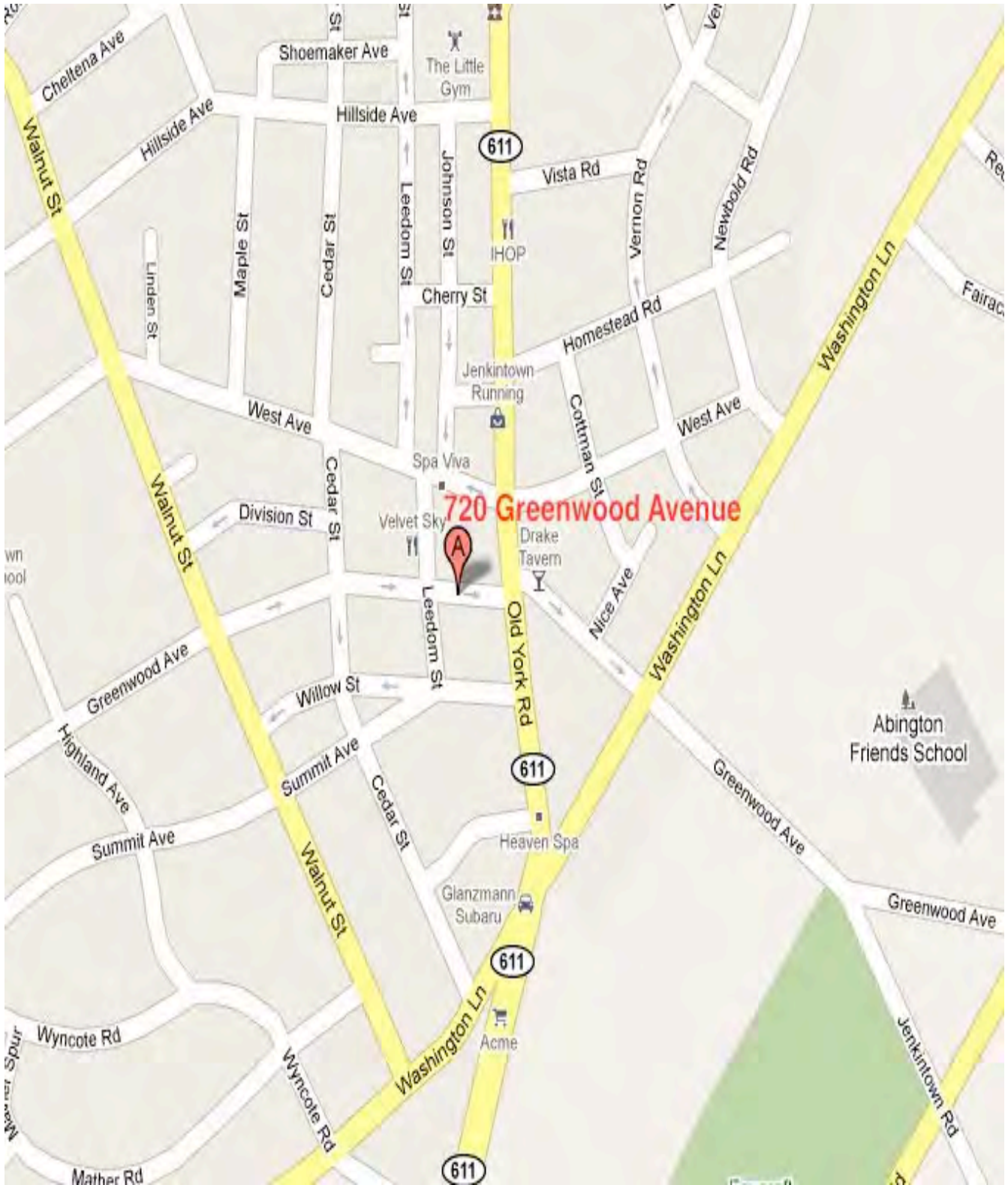
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DIAGRAM OF BUILDING



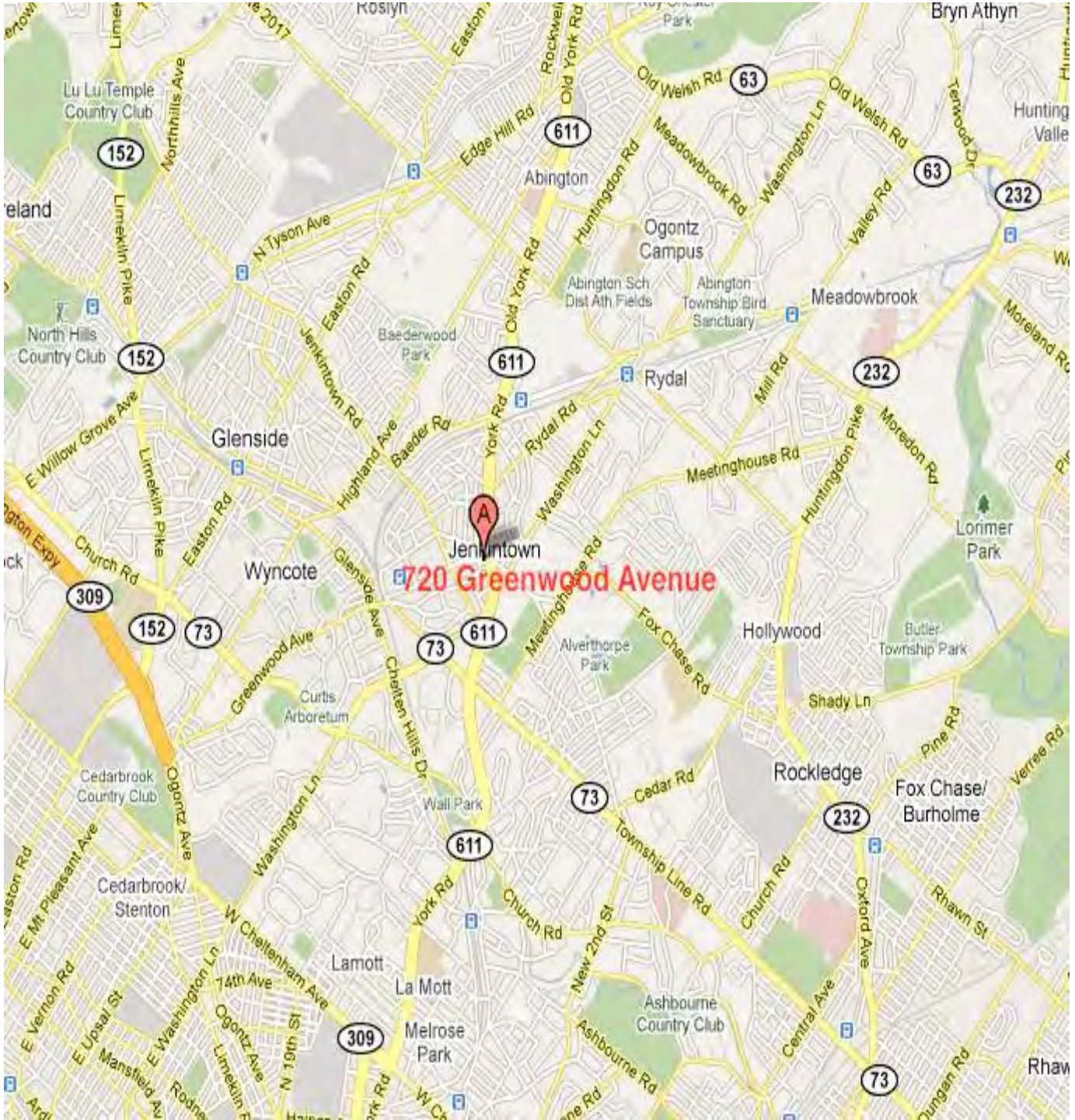
PLAN OF THE THIRD FLOOR

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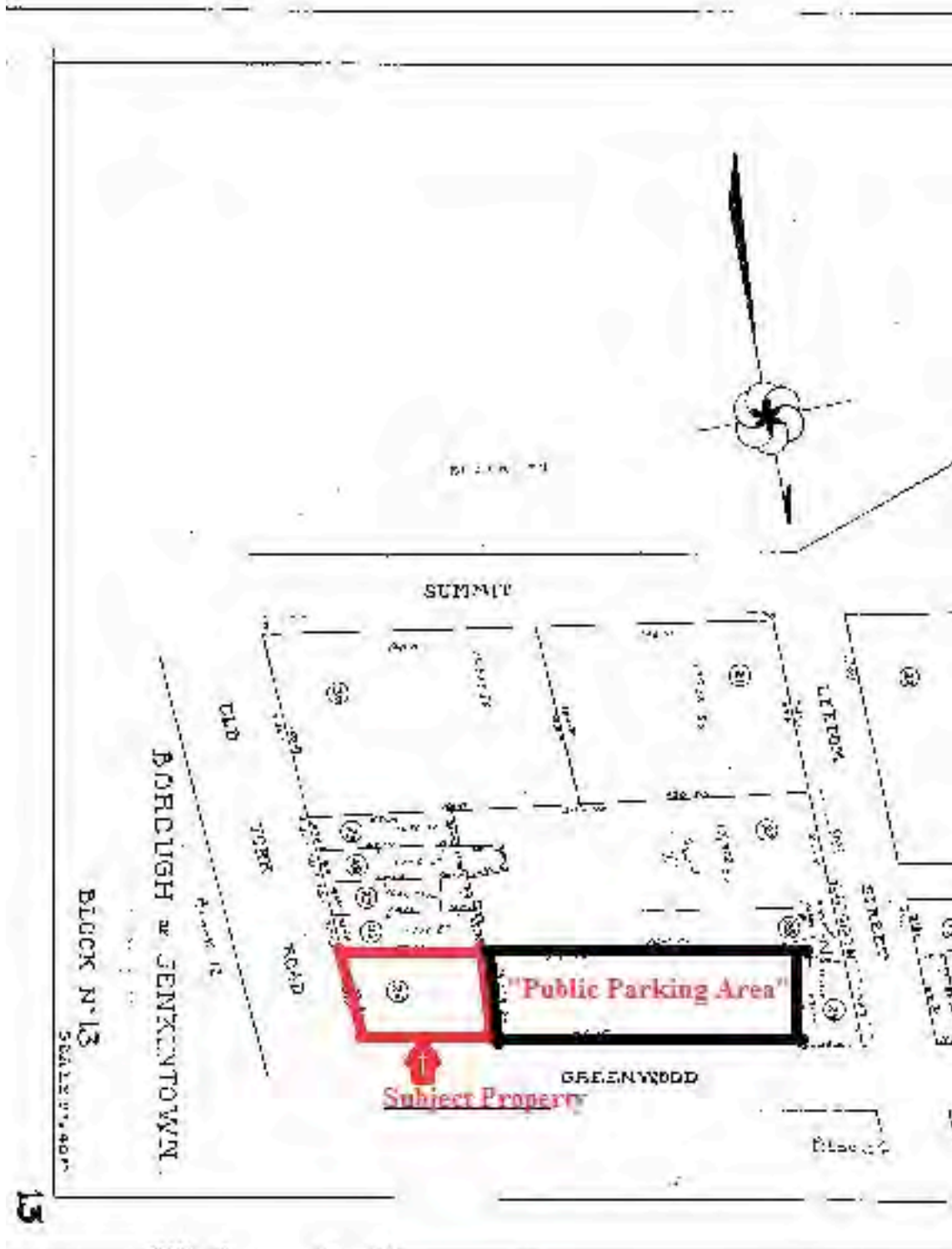
LOCAL MAP

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REGIONAL MAP

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TAX MAP

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