

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

**7425 OLD YORK ROAD
ELKINS PARK, PENNSYLVANIA**

(LEASING PACKAGE)

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS or LEE J. FADEN

SUMMARY OF PERTINENT INFORMATION

PROPERTY TYPE:	Commercial Offices for Lease
LOCATION:	7425 Old York Road (Old York Rd & Ansley Ave)
TOWNSHIP:	Cheltenham
COUNTY:	Montgomery
STATE:	Pennsylvania
ZONING:	R-4 with a variance for office use
TAX PARCEL:	310030130007
LOT SIZE:	±2.25 Acres of manicured lawns, lighted, paved driveway, parking lot areas, and walkways enhance this Tudor Mansion complex.
FRONTAGE:	±275 feet along Old York Road with north and south access at the corner of Ansley Road & Old York Road
BUILDING SIZE:	± 13,392 square feet
AVAILABLE OFFICE SUITES FOR LEASE:	1 st Floor: ± 3,942 square feet- Divisible to ±155 square feet 3 rd Floor: ± 1,950 square feet- Divisible to ±110 square feet
DESCRIPTION:	This beautifully renovated Tudor Mansion offers 3 floors of office area, along with basement storage. The property also features a ±1,904 square foot carriage house. The building features multiple entrances, crown molding, stained glass windows, heated and air conditioned offices, and much more!
TRAFFIC COUNT:	+/- 22,000 cars per day
UTILITIES:	Public water, gas, sewer, electric on-site
TRANSPORTATION:	Within minutes of the Elkins Park Train Station and the Septa Route 55 Bus Stop

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.

MISCELLANEOUS :

Excellent professional office space located in a high per capita income suburban Philadelphia area within Montgomery County, Pennsylvania. Primary street exposure and high visibility on Route 611 (Old York Road), along with public transportation and ample off street parking, make for a perfect location for legal, and professional offices, and consumer-oriented service companies. This property is serviced by Verizon DSL and a Comcast Package.

REAL ESTATE TAXES:

Total: \$17,668

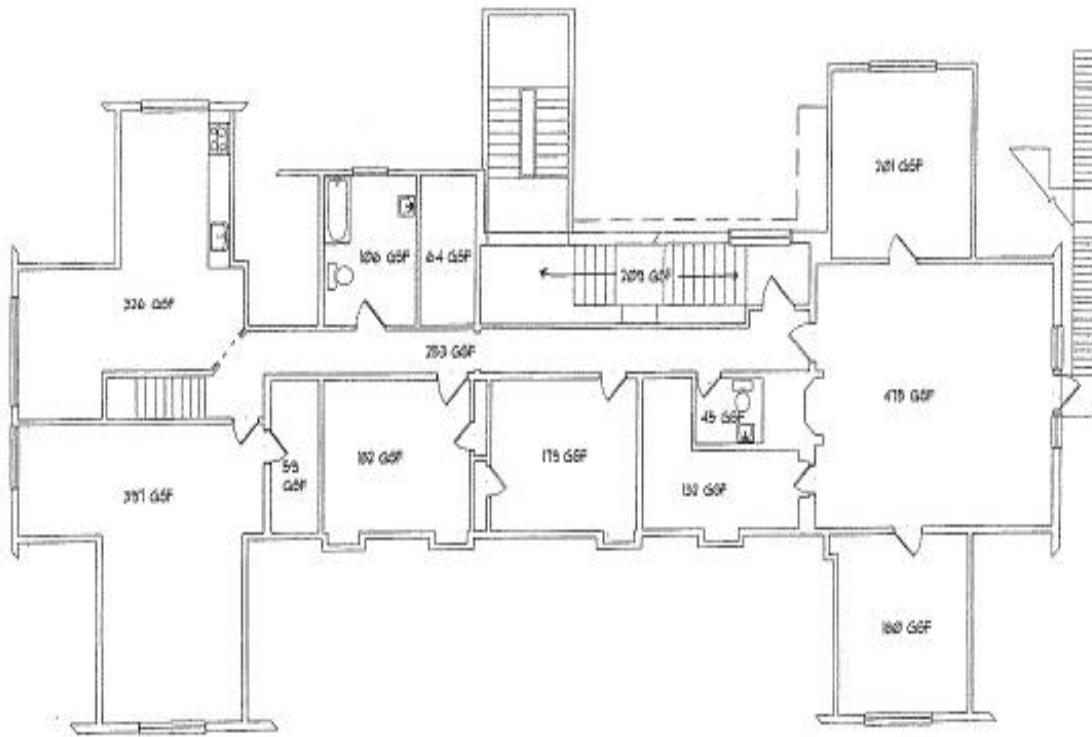
RENTAL RATES:

1st Floor: \$17.50 per square foot per annum plus electric and cleaning
3rd Floor: \$12.00 per square foot per annum plus electric and cleaning



FRONT OF 7425 OLD YORK ROAD

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THIRD FLOOR KEY PLAN
SCALE: 1/8" = 1'-0"

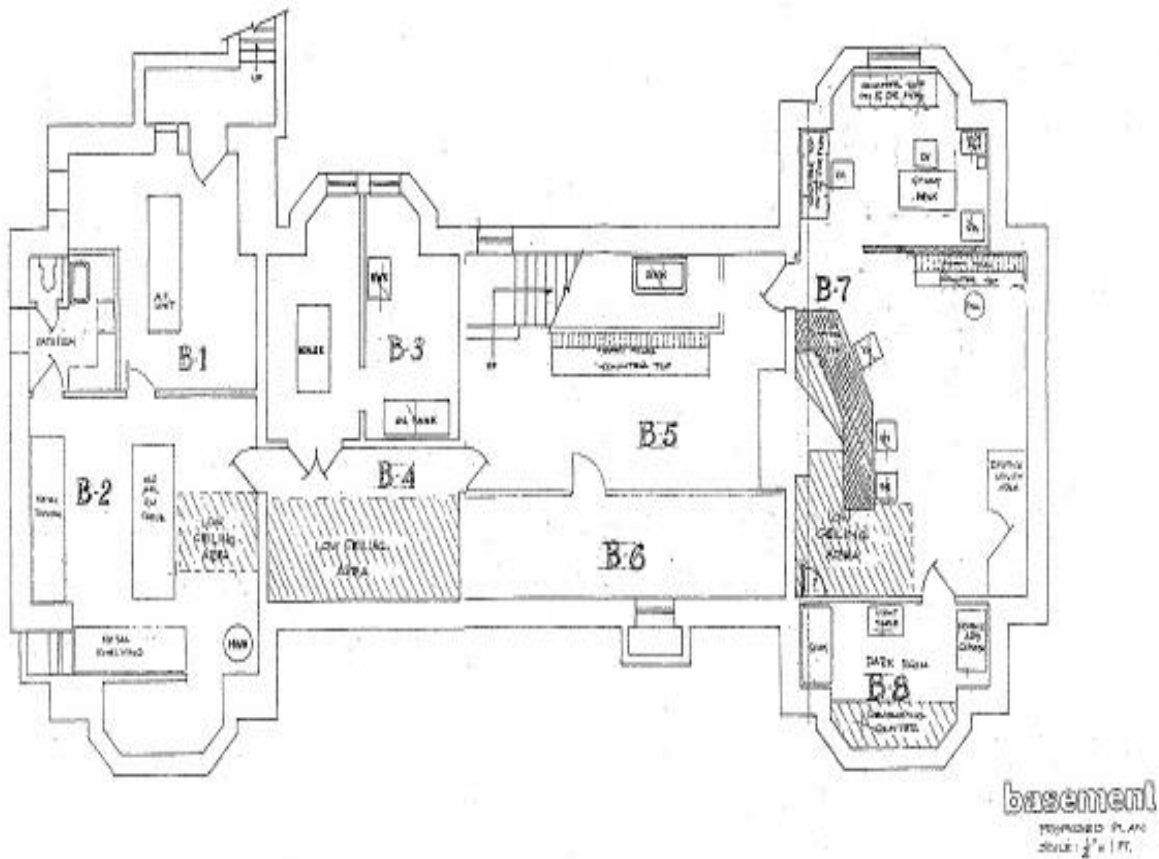
JOHN J. DI BENEDETTO ASSOC., INC.
 301 Old York Road, Suite 34
 Jenkintown, Pa. 19046
 Phone : (215) 516-8296
 Fax : (215) 516-8414
 ARCHITECTURE • INTERIORS • PLANNING

FOOD FOR LIFE
 OFFICE BUILDING
 1425 OLD YORK ROAD
 CHELTENHAM, PA

PROJECT NO.	DATE	BY	CHECKED BY	SCALE
THIRD FLOOR PLAN				
SK-2				

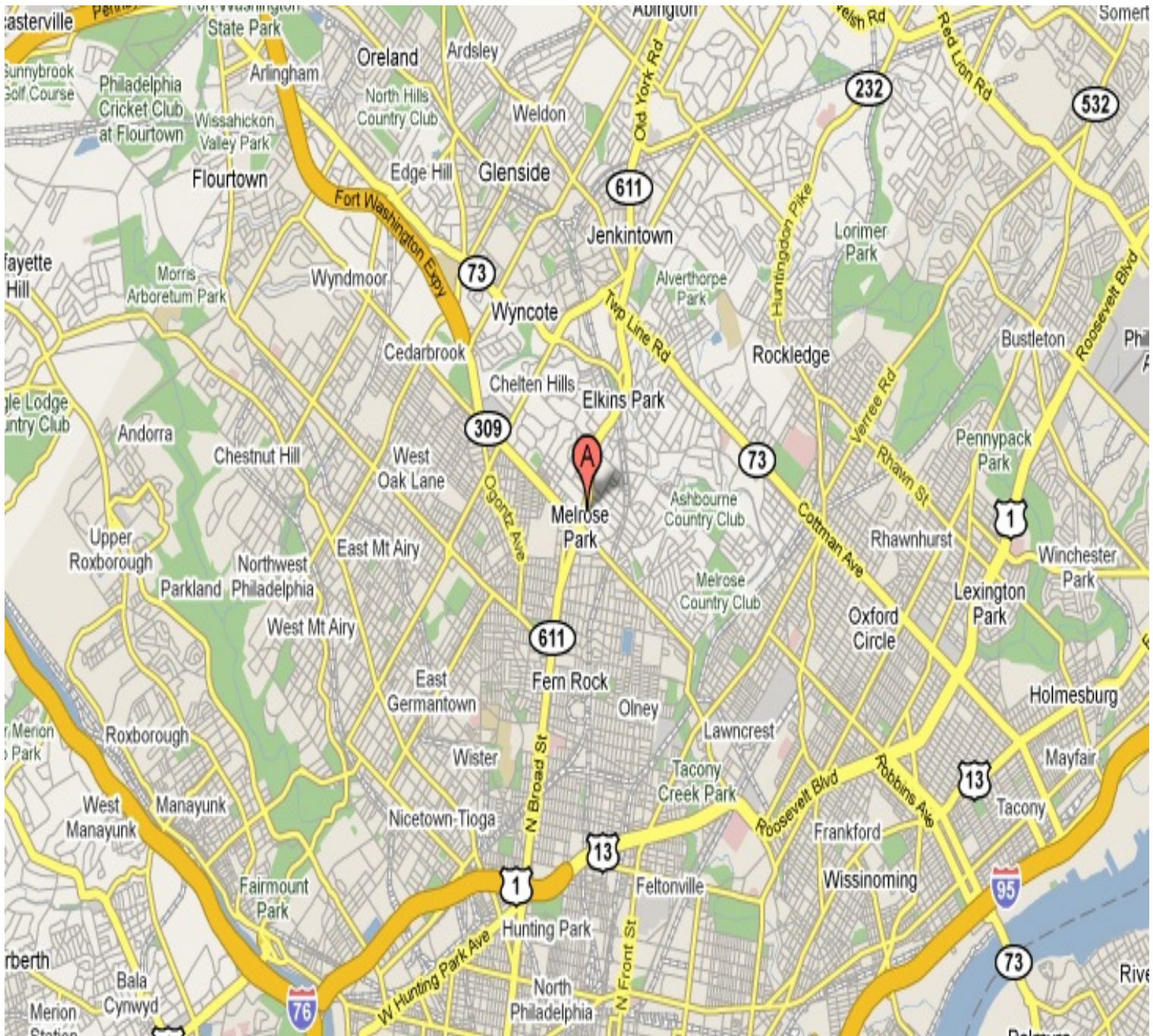
7425 Old York Road- Third Floor Plan

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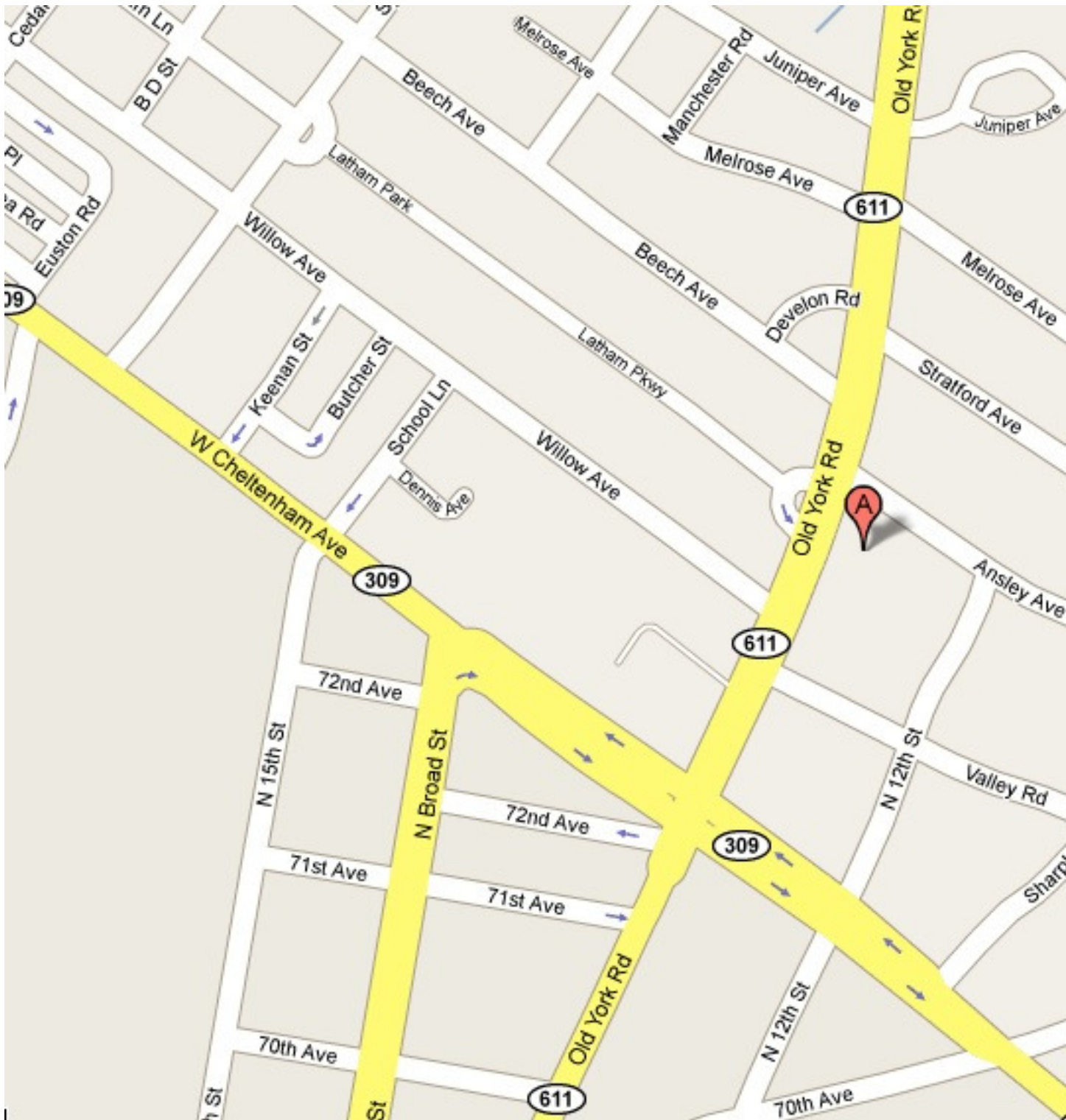
7425 Old York Road- Basement Floor Plan

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REGIONAL MAP

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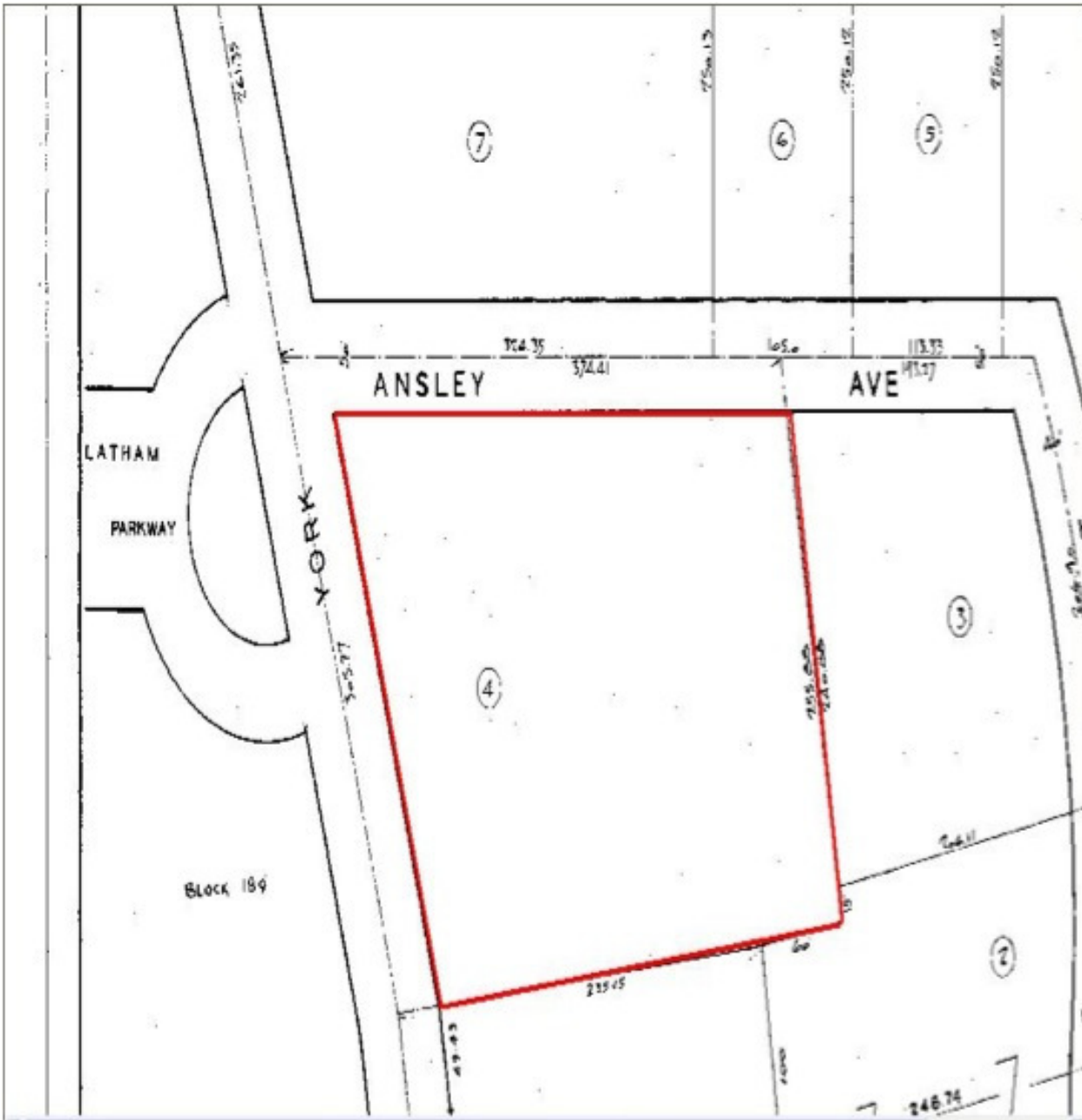
LOCAL MAP

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AERIAL MAP

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TAX MAP

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