

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

(SALES 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: ± 13,492 square feet for The Tudor House
± 1,904 square feet for The Carriage House
Total- ±15,396 square feet

TUDOR HOUSE: 1st Floor- ±3,492 square feet
2nd Floor- ±3,433 square feet
3rd Floor- ±3,117 square feet
Basement- ±3,000 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

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.

TRANSPORTATION: Within minutes of the Elkins Park Train Station and the Septa Route 55 Bus Stop

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.

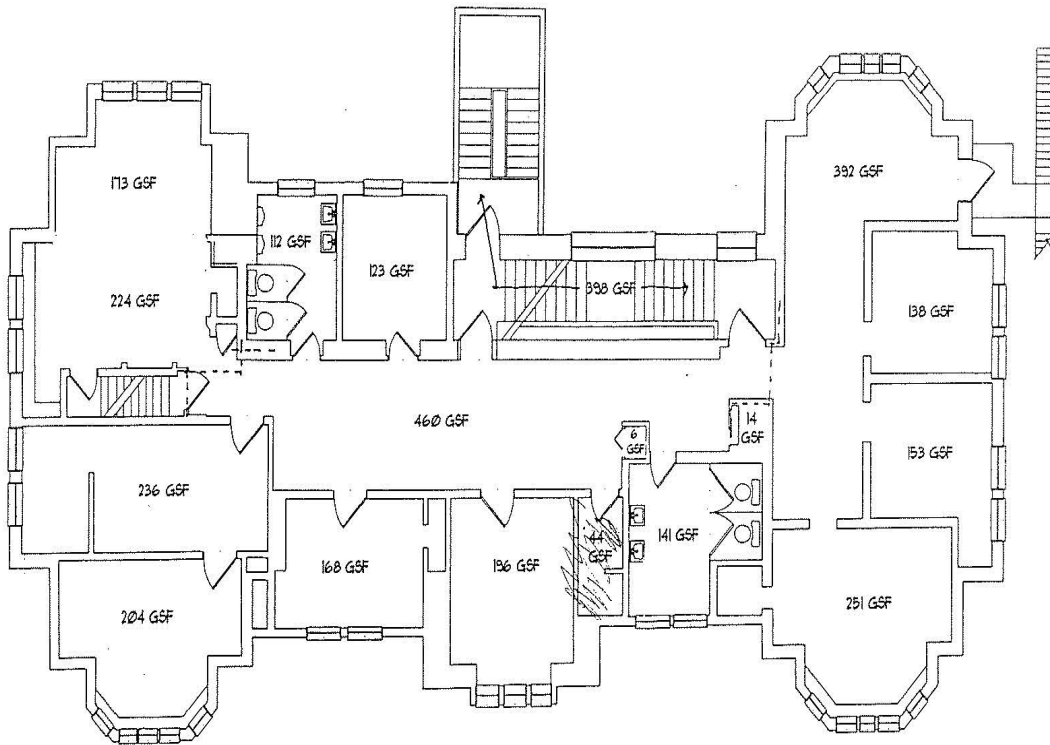
REAL ESTATE TAXES: Total: \$17,668

SALE PRICE: \$1,600,000.00 for The Tudor Mansion and The Carriage House.



FRONT OF 7425 OLD YORK ROAD

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

7425 Old York Road- Second Floor Plan

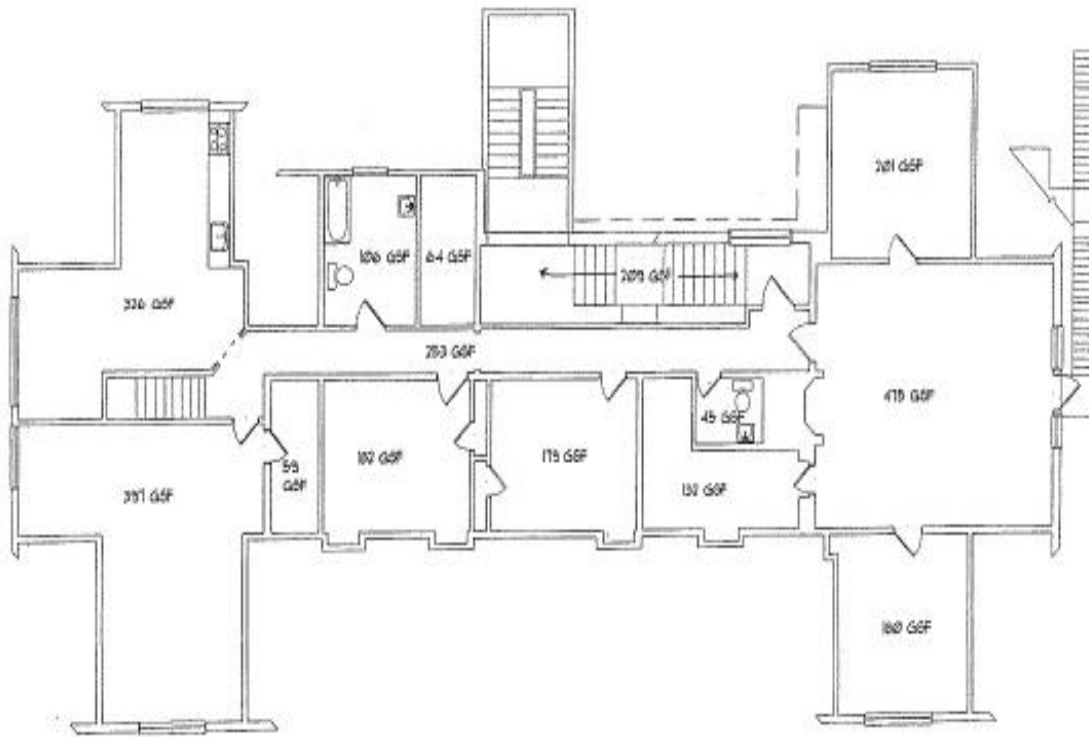
JOHN J. DI BENEDETTO ASSOC. INC.
 201 Old York Road, Suite 3A
 Jenkintown, Pa. 19046
 Phone : (215) 516-8796
 Fax : (215) 516-8414
 ARCHITECTURE • INTERIORS • PLANNING

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

PROJECT NO.	REVISED
SCALE	AS NOTED
DATE	BY/WH
DESIGNED BY	JND
CHECKED BY	JDB
TITLE	SECOND FLOOR PLAN

SK-1

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

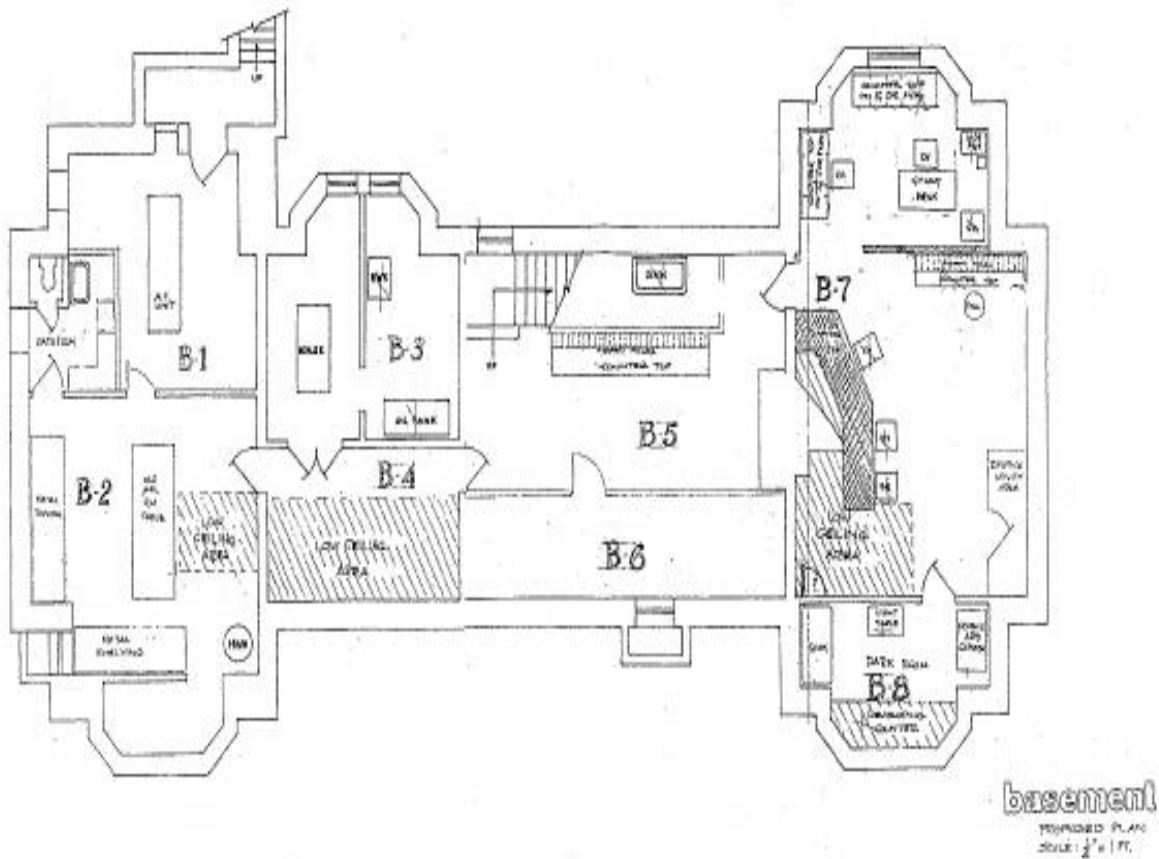
JOHN J. DI BENEDETTO ASSOC., INC.
 301 Old York Road, Suite 34
 Jenkintown, Pa. 19046
 Phone : (215) 516-8296
 Fax : (215) 516-8414
 ARCHITECTURE • INTERIORS • PLANNING

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

PROJECT NO.	301-01
SCALE	AS NOTED
DATE	10/20/01
DRAWN BY	JED
CHECKED BY	JCB
T.S.D.	
THIRD FLOOR PLAN	
SK-2	

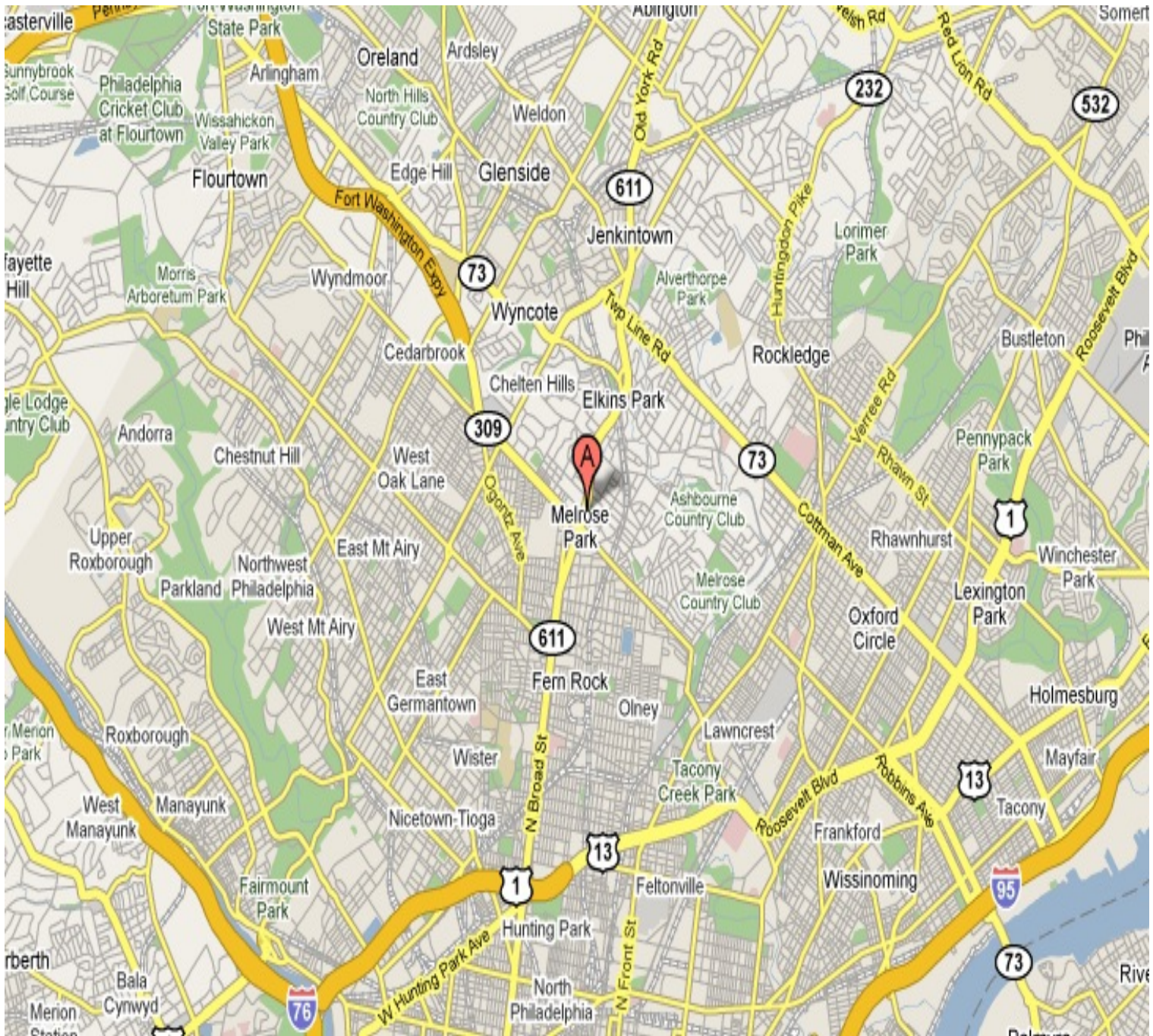
7425 Old York Road- Third Floor Plan

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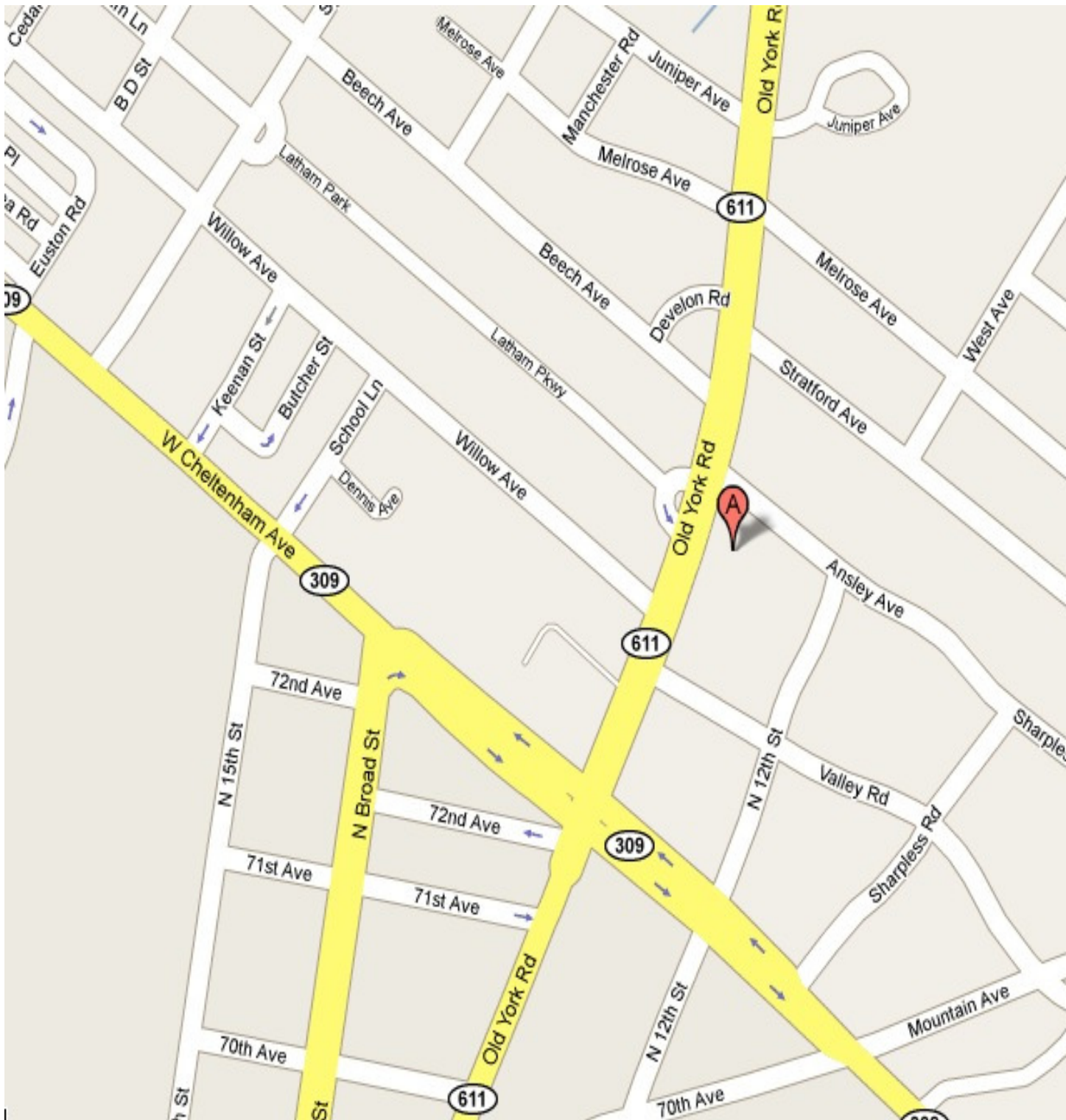
7425 Old York Road- Basement Floor Plan

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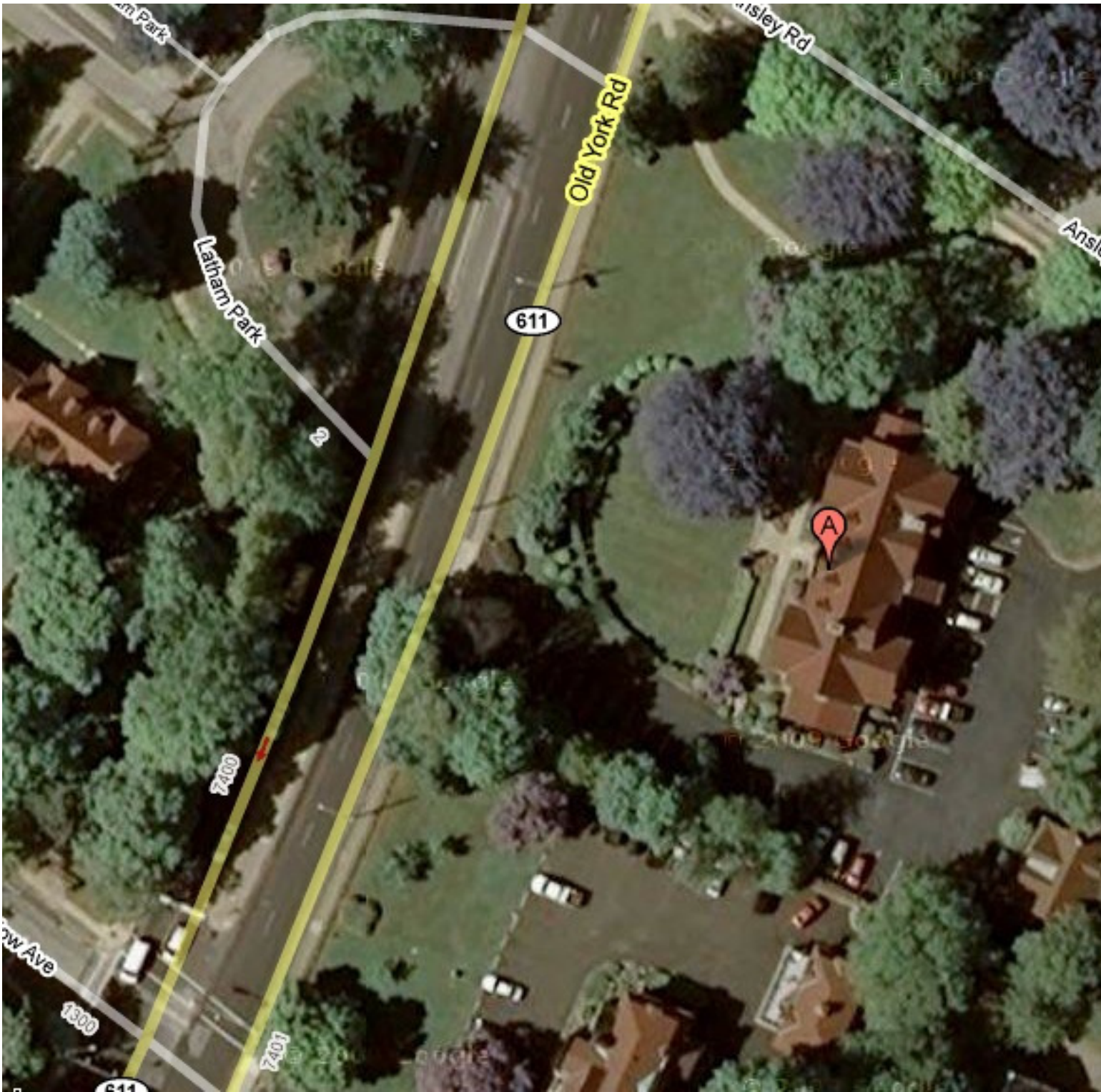
REGIONAL MAP

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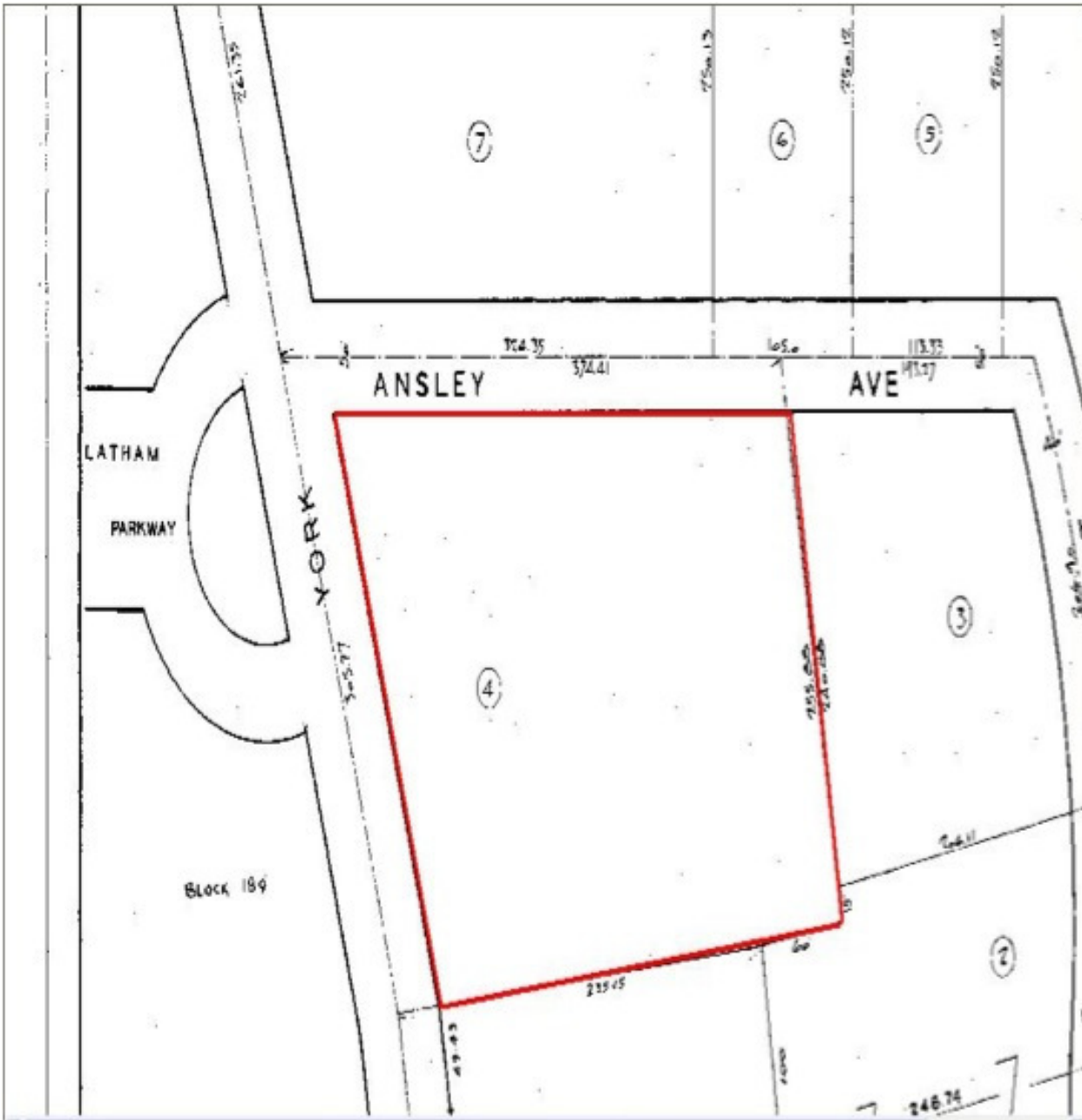
LOCAL MAP

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AERIAL MAP

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TAX MAP

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