N/IMertz

AVAILABLE FOR SALE OFFICE INVESTMENT

10101 Academy Road Philadelphia, Pennsylvania

Office/Medical Building in Northeast Philadelphia. Tenants include pharmacy, dental office, Aria Health, lab, and chiropractor.

- 20,000± SF two-story office building
- 1.24 acre lot
- Built in 1983; renovated in 2008
- Masonry and steel construction; brick exterior
- Elevator served
- Lit pylon signage
- Security cameras and alarm system
- Large parking lot 5:1 parking ratio
- Zoned CMX2 Neighborhood Commercial Mixed Use
- Taxes (2018): \$39,000±
- Easily accessible from I-95 & Route 1

CALL FOR PRICING

For more information: Rick Gordon

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Lisa Madzin

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www.naimertz.com

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LOCATION INFORMATION

10101 Academy Road

- Excellent location in Northeast Philadelphia
- Across from Northeast Philadelphia Airport
- Easily accessible from I-95

EXIT 32



Driving Distance to:

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INTERSTATE 95 (EXIT 32)	2.5 mi
ROOSEVELT BLVD (ROUTE 1)	2.5 mi
PHILADELPHIA MILLS	2.5 mi
INTERSTATE 95 (EXIT 35)	3.5 mi
PA TURNPIKE (I-276)	5.5 mi
CENTER CITY PHILA	14.5 mi

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