

225 S Broad St, Lansdale, PA 19446

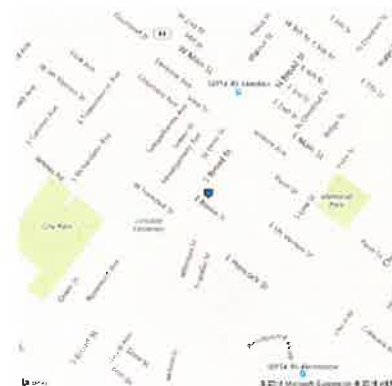
Commercial

Active

\$1,520



MLS #: 6671753
 Tax ID #: [11-00-00900-007](#)
 Block / Lot: 015
 County: Montgomery
 MLS Area: Lansdale Boro (10611)
 Subdiv / Neigh: None Available
 School District: [North Penn](#)
 Building:
 # Bldgs / Units: 1 / 4
 # Leased Units: 3
 # Stories: 1.0
 Waterfront: No
 Type: Office



Building Sq Ft:		Land Only:	No	Taxes / Year:	\$32,026 / 2016
Age:	12	Acres / Sq Ft:	1.77 / 77,101	Assessment:	\$1,014,070
Zoning / Land Use:	comm / 4320	Aprox Dim:	228 x irreg.	Land Assessment:	\$0
Ownership:	Leasehold			Improvement Assessment:	\$0

Sale / Lease Information

Sale or Lease	Lease	Sq Ft Available:	1,170	Date Available:	11/10/2015
Price per Sq Ft:		Annual Lease Prc/SqFt:		Min Lease (Months):	12
Gross Annual Income:		Monthly Lease Price:	\$1,520.00	Lease Type:	Net
Total Expenses:		Annual Lease Price:	\$18,240	Terms of Tenancy:	

Features

Building / Business: Office

Lot / Location: Suburban LocationBoro/Township Road AccessSign Ext

Exterior: Sign Ext, 26-50 Car Parking, On Site Parking, Paved Parking

Interior: Sheet Rock Interior Walls, Carpet, Tile Floors, One Bathroom, Mobile Impaired Accessibility Modifications

Utilities: Public Water, Public Sewer, Central Air, Electric HVAC, Heat Pump, 100-150 Amps, Electric Hot Water

Lease Includes:

Tenant Pays: Electric, Gas, Heat, Janitorial, Pest Control, Sewer, Water

Remarks

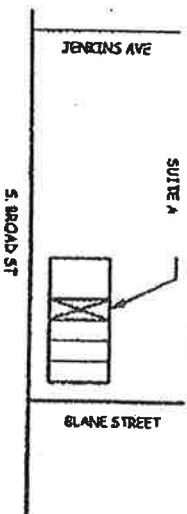
Public: Price is rent per month plus utilities and janitorial. Previous use was professional office and best use would be similar office or general office area.

Directions: South on Broad Street from Main Street to property on Left

Listing Information

Earliest Possession: Days On Market: 101

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NEW PARTITION TO RUN TO UNDER-SIDE OF
SUSPENDED CEILING (CEL. HT. : 9' - 11")
EXISTING EXIT SIGN
NEW DOORS TO HAVE PASSAGE LEVER SET @ 24" X 30" V.P.

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