

**CONFIDENTIAL OFFERING MEMORANDUM  
INVESTMENT OPPORTUNITY**



*FOR SALE*  
**MIXED-USE  
FACILITY**

WYNCOTE COMMONS

827 Glenside Avenue & 0 Rices Mill Road  
Wyncote, PA 19095



## DISCLAIMER AND LIMITING CONDITIONS

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purpose or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and

others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.

## EXECUTIVE SUMMARY



Binswanger is pleased to exclusively represent and offer the Wyncote Commons, a **93,423 SF** multi-building mixed-use property **on 4.27 acres** that was recently fully renovated and reinvented into an office, retail, and industrial complex consisting of 18+ tenants. The property also offers a 2.38-acre parking lot with potential for redevelopment. Although the renovation and the stabilizing of this asset have been done, there remains upside with the potential development of the 2.38 acres, as well as 6,795 SF of vacancy, and a 2,000 SF boiler building with great potential. This asset offers investors the opportunity to expand their portfolio with a unique, well-located property in a key Philadelphia suburban market within Montgomery County.

## PROPERTY DETAILS

### BUILDING SIZE:

- 93,423 SF

### LOT SIZE:

- 6.65 Total Acres
- **827 Glenside Ave:** 4.27 Acres
- **0 Rices Mill Rd:** 2.38 Acres

### TENANTS:

- 18+

### INCOME:

- \$790,210 NOI (2023)

### PARKING:

- 30 Surface Parking Spaces

### TAXES:

- **827 Glenside Ave:** \$97,539 Taxes
- **0 Rices Mill Rd:** \$4,968 Taxes

### PARCEL ID:

- **827 Glenside Ave:** 31-00-22831-00-7
- **0 Rices Mill Rd:** 31-00-22834-00-4



## PROPERTY DETAILS

### CONSTRUCTION:

- Built in 1900 (Fully Renovated in 2015)

### ELECTRIC:

- Provided by PECO

### FIRE PROTECTION:

- Wet sprinkler system

### HEATING AND AIR CONDITIONING:

- Roof-mounted HVAC units

### PUBLIC WATER/SEWER:

- Public water and sewer

### ZONING:

- **827 Glenside Ave:** MU2 - Mixed Use District (Cheltenham Township)
- **0 Rices Mill Rd:** R2 - Residential District (Cheltenham Township)

### FLOOD:

- Property is located in the 100-year, 200-year floodplain and regulatory floodway. Tacony Creek runs beneath the site.

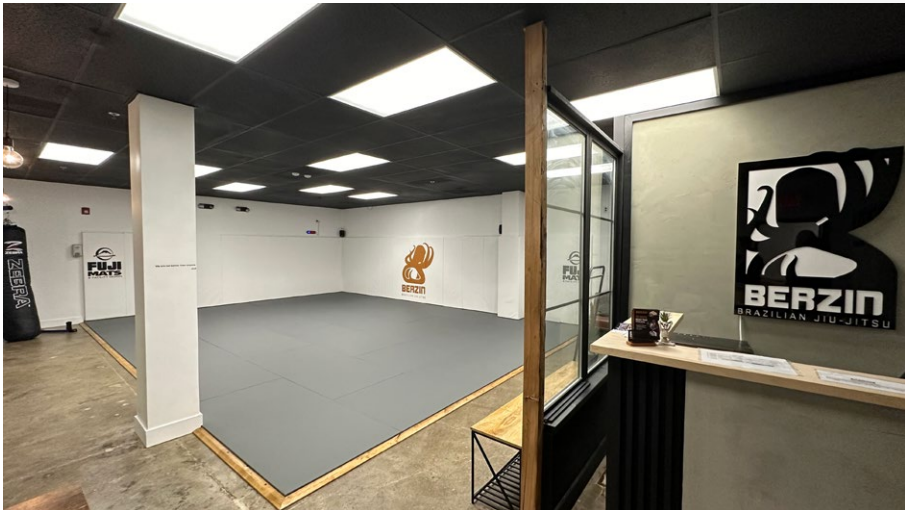
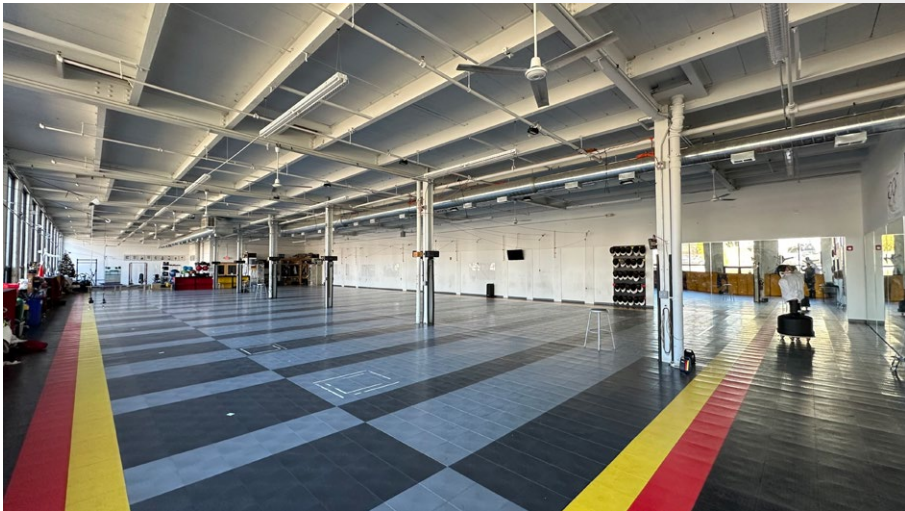
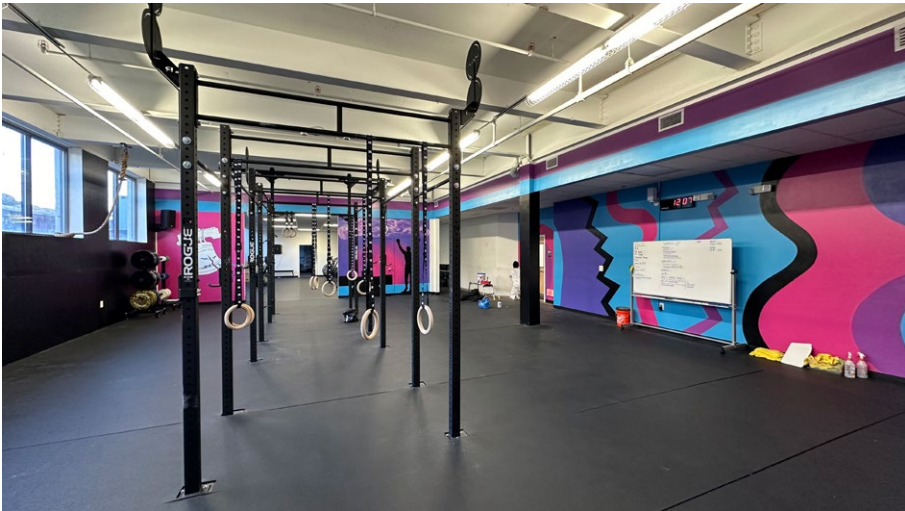




**LOCATION DESCRIPTION:**

This property is located in Cheltenham Township, Montgomery County, PA.

# ADDITIONAL INTERIOR PHOTOS



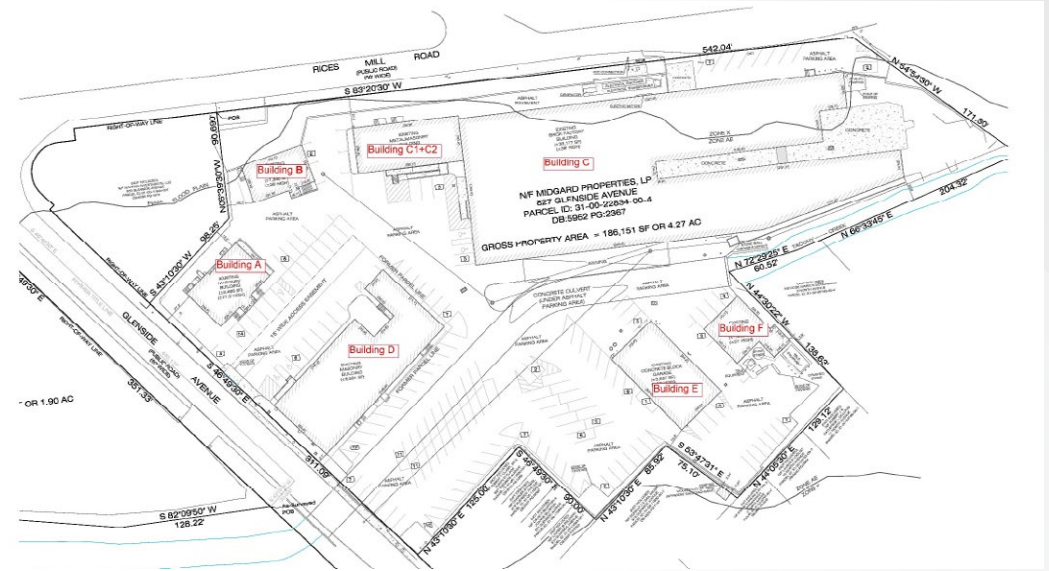
# ADDITIONAL EXTERIOR PHOTOS



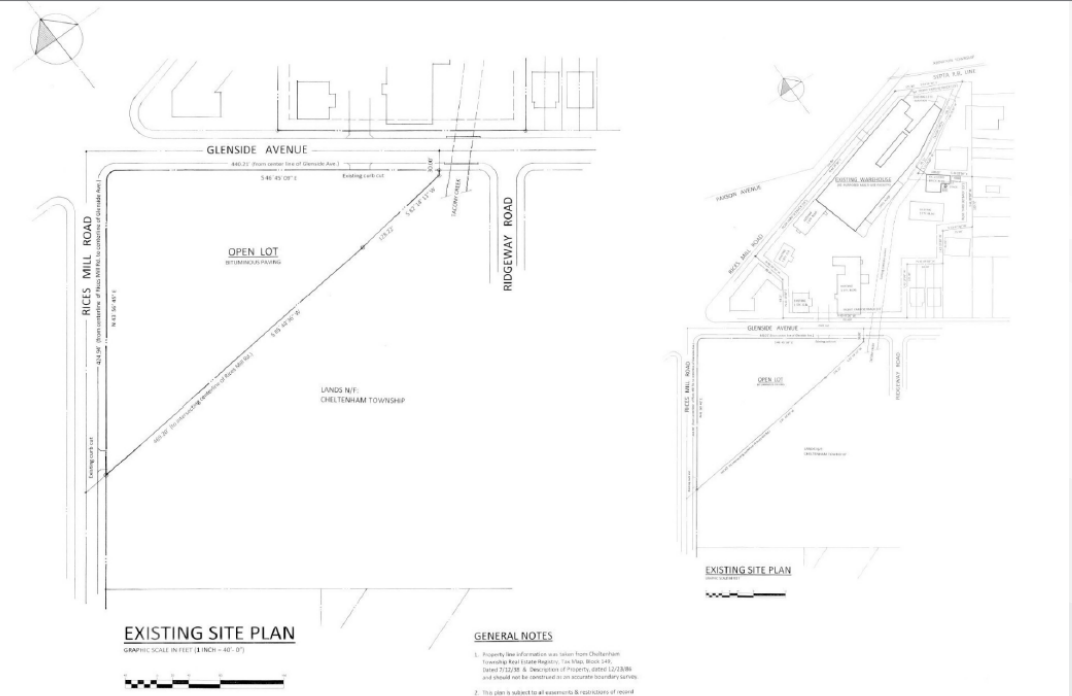


# SITE PLANS

## 827 GLENSIDE AVENUE

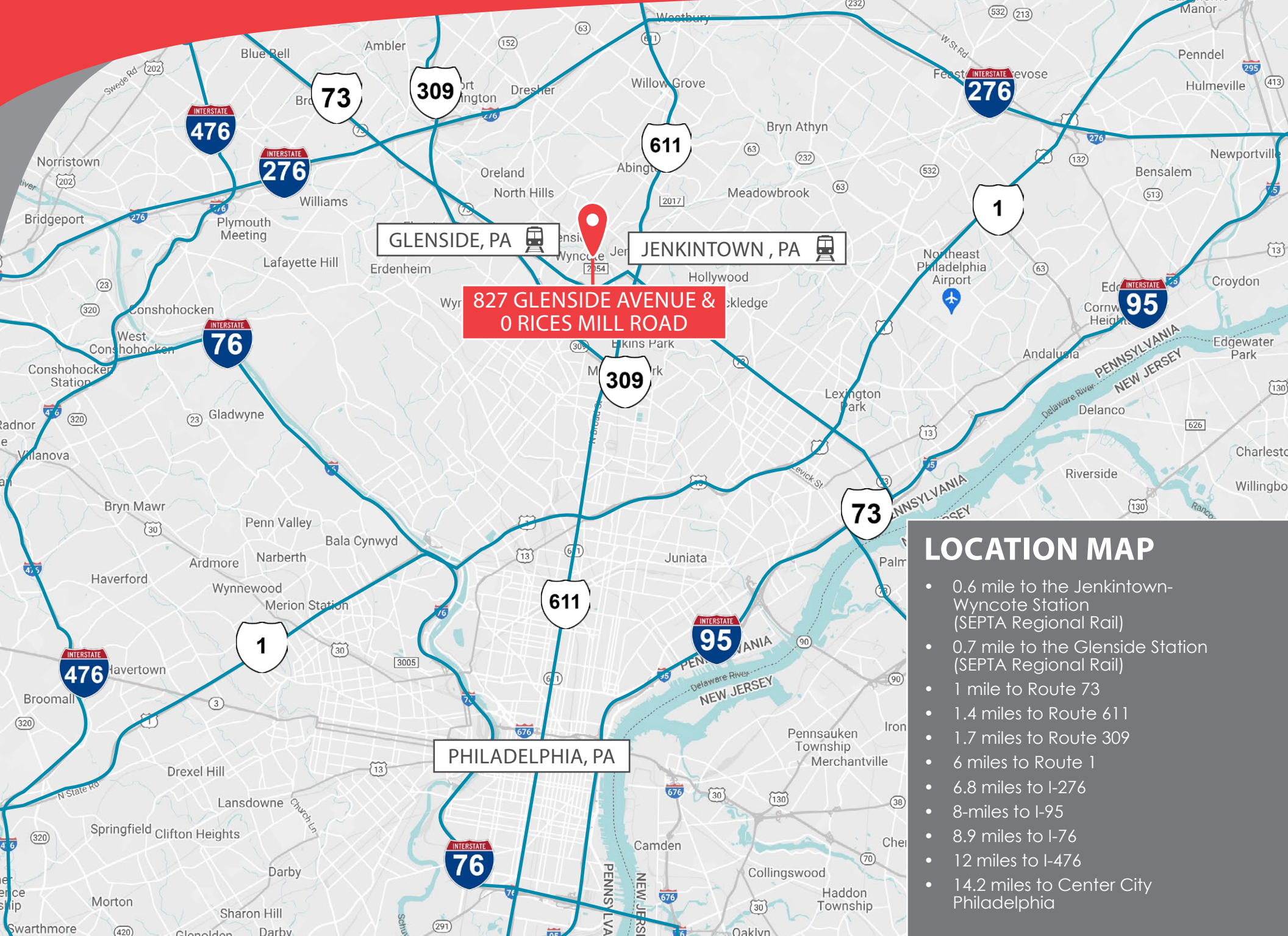


## 0 RICES MILL ROAD



# WYNCOTE/GLENSIDE/JENKINTOWN COMMERCIAL REAL ESTATE MARKET REPORT





## LOCATION MAP

- 0.6 mile to the Jenkintown-Wyncote Station (SEPTA Regional Rail)
- 0.7 mile to the Glenside Station (SEPTA Regional Rail)
- 1 mile to Route 73
- 1.4 miles to Route 611
- 1.7 miles to Route 309
- 6 miles to Route 1
- 6.8 miles to I-276
- 8-miles to I-95
- 8.9 miles to I-76
- 12 miles to I-476
- 14.2 miles to Center City Philadelphia

## SUMMARY OF OFFER PROCESS

Binswanger is advising Ownership regarding the disposition of the properties located at 827 Glenside Avenue & 0 Rices Mill Road in Wyncote, PA.

This Property is being offered to prospective purchasers through an offer process. The Property will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

## TERMS AND CONDITIONS

The Property will be sold based on a structured bid process. No asking price has been established; however, ownership reserves the sole and absolute right to accept or reject any and all bids. The successful offer will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at-risk” deposit at contract execution, proven ability, and prior success in closing on a transaction of this size.

This investment opportunity is being made to principals only and the offering price should be presented net of all transaction costs.

## OFFERING PROCEDURE

**All submissions must be in electronic form submitted to [cpennington@binswanger.com](mailto:cpennington@binswanger.com)**

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer's ability to close the proposed transaction

Property inspections will be made by appointment only and arranged through Binswanger.

## PRIMARY CONTACT



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