



Client Full

1132 Old York Rd, Abington, PA 19001

Active

Commercial Sale

\$875,000



Recent Change: **10/17/2024 : New Active : ->ACT**

MLS #: PAMC2120508
Tax ID #: 30-00-49376-013
Ownership Interest: Condominium
Unit Entry Floor: 1
Sub Type: Office
Waterfront: No

Available SqFt: 4,969.00
Price / Sq Ft: 176.09
Business Use: Medical, Other/General Retail, Professional
Year Built: 1900
Property Condition: Very Good
Building Winterized: Yes

Location

County: Montgomery, PA
MLS Area: Abington Twp - Montgomery County (10630)
Subdiv / Neigh: NONE AVAILABLE
Transportation: Bus Stop less than 1 mile, Commuter Rail Station 1 to 5 miles, Metro/Subway Station 1 to 3 miles

School District: [Abington](#)

Association / Community Info

Property Manager: No Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$9,922 / 2023
School Tax: \$7,698
County Tax: \$994 / Annually
City/Town Tax: \$1,229 / Annually
Clean Green Assess: No
Zoning: TC
Zoning Description: Town Commercial District

Tax Assessed Value: \$207,670 / 2024
Historic: No
Land Use Code: 4345
Block/Lot: 075

Commercial Sale Information

Business Type: Medical, Other/General Retail, Professional
Possible Use: Commercial, Financial, Office, Professional Service, Retail, Spa
Potential Tenancy: Single
Building Area Total: 4,969 / Estimated

Building Info

Yr Major Reno/Remodel: 2004
Building Total SQFT: 4,969 / Estimated
Foundation Details: Stone

Building Classification: Class A
Construction Materials: Frame, Stone
Flooring Type: Hardwood
Roof: Unknown
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 0

Lot

Fencing Y/N: No
Lot Size Dimensions: 0.00 x 0.00
Road: Black Top / Road Maintenance Agreement
Lot Features: Backs - Open Common Area

Ground Rent

Ground Rent Exists: No
 Ground Rent Amount: Annually

Parking

Car Parking Spaces	5	Features:	Driveway, Handicap Parking, Paved Parking, Private, Unassigned
Total Parking Spaces	5		

Interior Features

Interior Features: Accessibility Features: Mobility Improvements; 24 Hour Security, Fire Detection System, Motion Detectors, Security System, Smoke Detector

Utilities

Utilities: Cable TV, Electric Available, Natural Gas Available, Sewer Available, Water Available; Central A/C; Cooling Fuel: Electric; Electric Service: 120/240V, 200+ Amp Service, Circuit Breakers, Single Phase; Heating: Central, Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Negotiable

Exclusions: Negotiable

Public: Free standing three (3) story stone & frame professional office building referenced as Unit #1 having a 31.75% interest in Abington Courtyard Condominium. Excellent visibility along well traveled (28,000 + Average Daily Traffic) Old York Road located approximately two blocks south of Jefferson Abington Hospital. Exterior signage & on-site dedicated parking.

Directions

North West of the intersection of Old York Road and Susquehanna Road. Approximately 2 blocks south of Jefferson Abington Hospital.

Listing Details

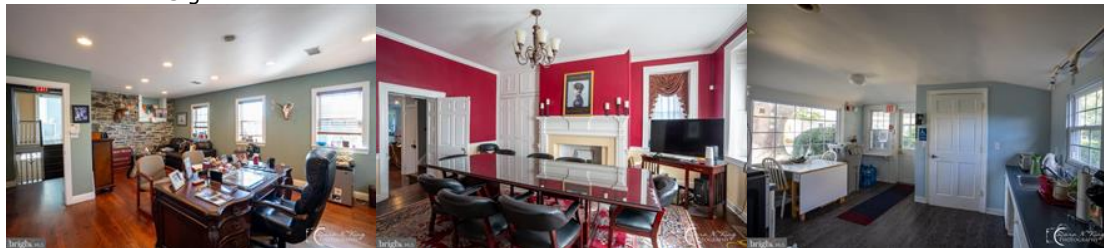
Original Price:	\$875,000	DOM:	2
Sale Type:	Standard	Documents Available:	HOA-Condo Docs in Broker Office, Site Plan
Listing Term Begins:	10/17/2024	Seller Concessions:	No
Possession:	Negotiable		
Acceptable Financing:	Negotiable		
Other Equipment:	Negotiable		



Exterior Building View & Curb Sign

Exterior View

Exterior View



Executive Office

Conference Room

Break Area



Private Office - 1st Fl

Private Office - 2nd Fl

Private Office - 2nd Fl



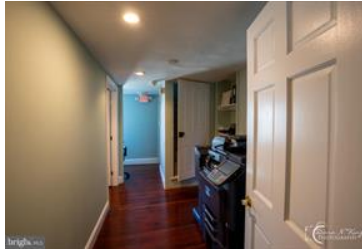
File Room



Open Office Area - 1st Fl



Open Office Area - 2nd Fl



Copy Area



Basement & Utilities

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