

OFFERING MEMORANDUM

**11,173 SF± Office Building /
Investment Opportunity**

667 WELSH ROAD

Huntington Valley, PA 19006

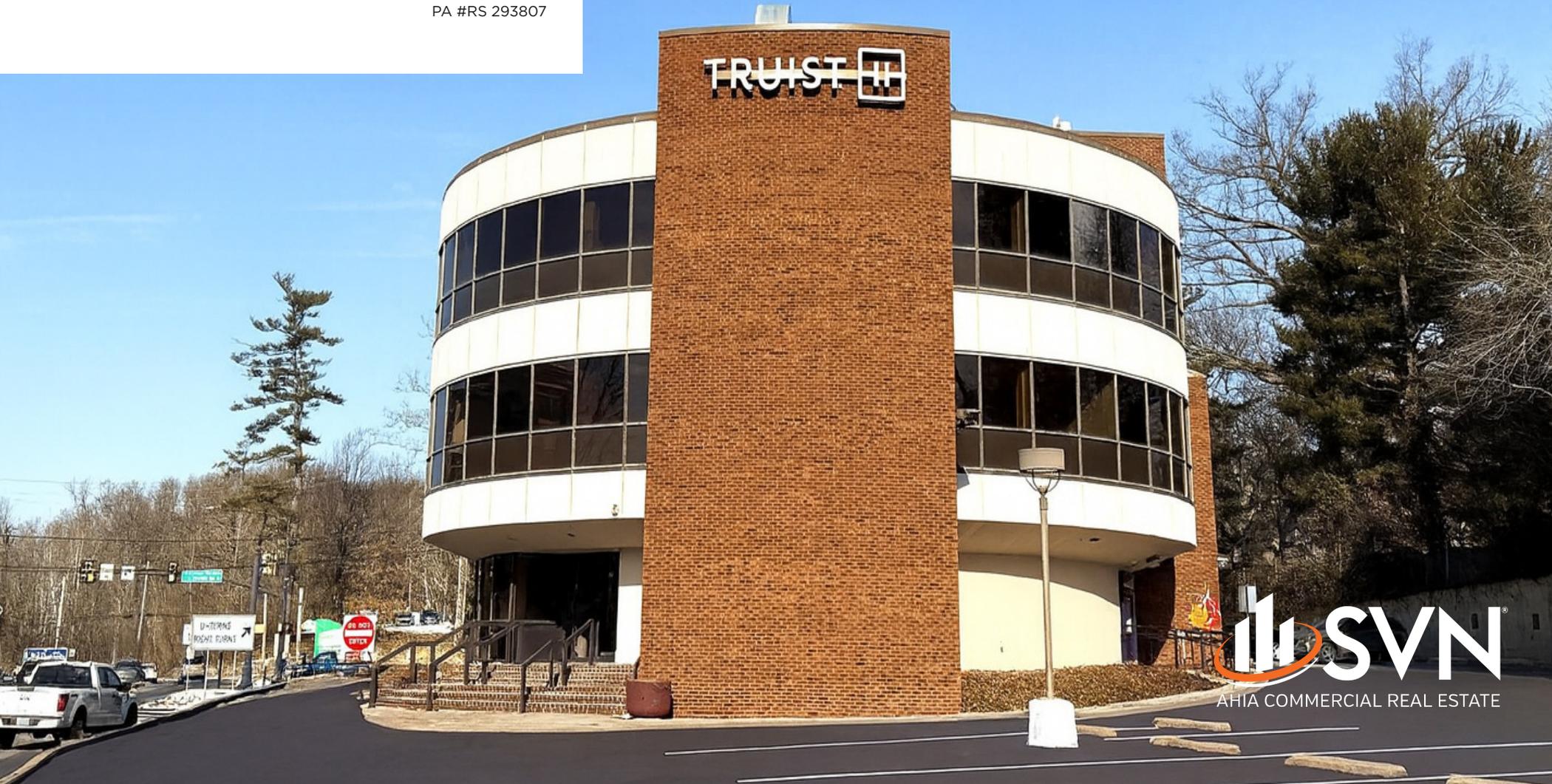
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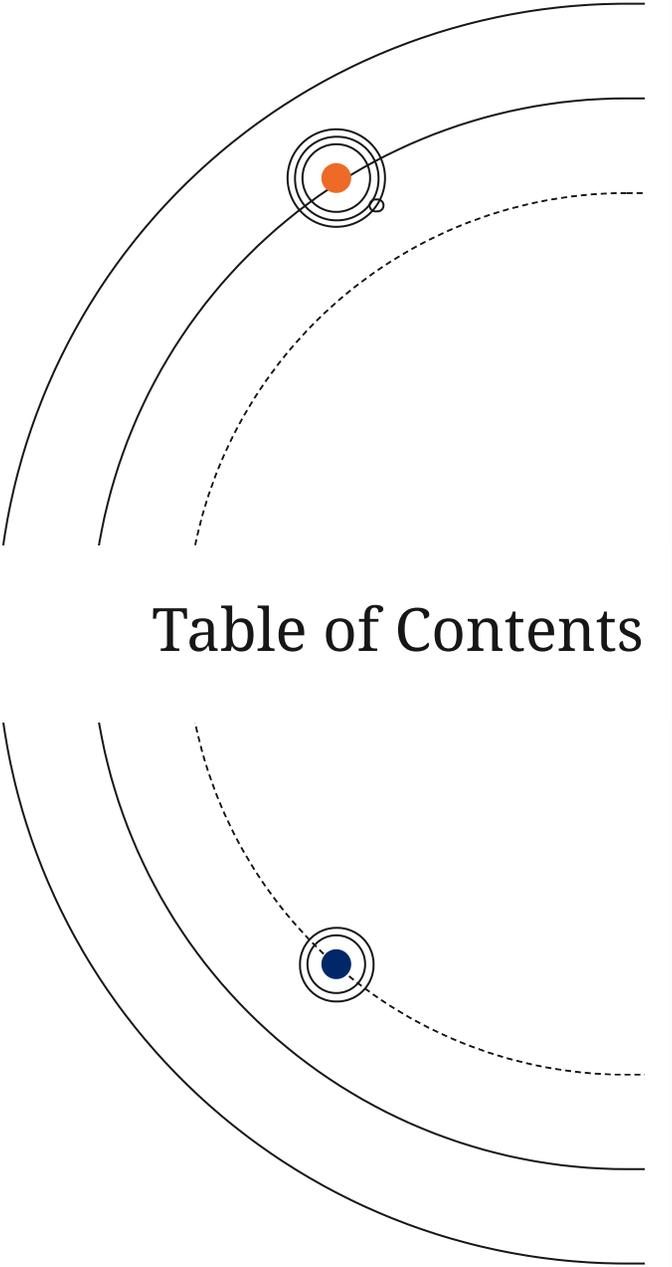


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DISCLAIMER

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

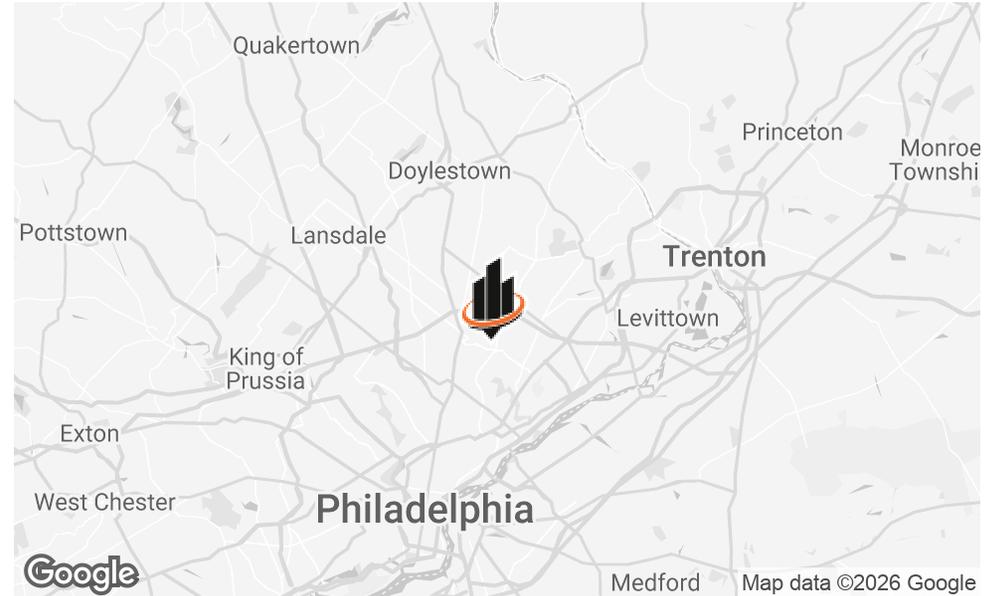


SECTION 1

The Property



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$600,00 to \$2,450,000
BUILDING SIZE:	11,173 SF±
AVAILABLE SF:	4,071 - 8,142 SF±
LOT SIZE:	1.48 AC±
YEAR BUILT:	1972
ZONING:	B - Business
MARKET:	Philadelphia
SUBMARKET:	Horsham/Willow Grove
TRAFFIC COUNT:	28,370 VPD

PROPERTY OVERVIEW

SVN is pleased to present the unique opportunity to acquire a 11,173 SF, free-standing, three-story building with dominant presence and visibility. The property is currently configured as three individual condominium units (one per floor), which may be purchased individually or combined. The first floor is occupied by a credit financial institution, providing strong credit tenancy and stable income. The second and third floors offer available space suitable for a wide range of uses, with elevator access and a flexible floor plan. This offering presents an ideal opportunity for investors seeking attractive value-add investment, with a balance of current cash flow and near-term leasing upside, as well as owner-users looking to secure a high-quality office/medical space in a premier suburban corridor.

LOCATION OVERVIEW

Located in the heart of Huntingdon Valley, the property benefits from excellent regional access via PA-232, Route 63, I-276 (PA Turnpike), and I-95, as well as proximity to SEPTA Regional Rail. Strong demographics with population exceeding 352,000 people within 5 miles.

PROPERTY DETAILS

SALE PRICE	\$600,000 - \$2,450,000
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LEASE RATE	\$22.00 SF/YR (MG)
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LOCATION INFORMATION

STREET ADDRESS	667 Welsh Road
CITY, STATE, ZIP	Huntington Valley, PA 19006
COUNTY	Montgomery
MARKET	Philadelphia
SUB-MARKET	Horsham/Willow Grove
CROSS-STREETS	Huntington Pike
TOWNSHIP	Lower Moreland Twp
SIGNAL INTERSECTION	Yes
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 1 - 3.6 Mi.
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 28.3 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
OWNERSHIP	Condo Fee
LOT SIZE	1.48 AC±
APN #	410010009012; 410010009021; 410010009039; 410010009003; 410010009000
RE TAXES (2025)	\$15,462 (Unit 1) \$20,766 each (Unit 2 & 3)
CORNER PROPERTY	Yes
TRAFFIC COUNT	28,370 VPD
TRAFFIC COUNT STREET	Welsh Rd

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Lot
PARKING RATIO	3/1000
NUMBER OF PARKING SPACES	36

UTILITIES & AMENITIES

NUMBER OF ELEVATORS	1
CENTRAL HVAC	Yes
WATER/SEWER	Public

PROPERTY HIGHLIGHTS

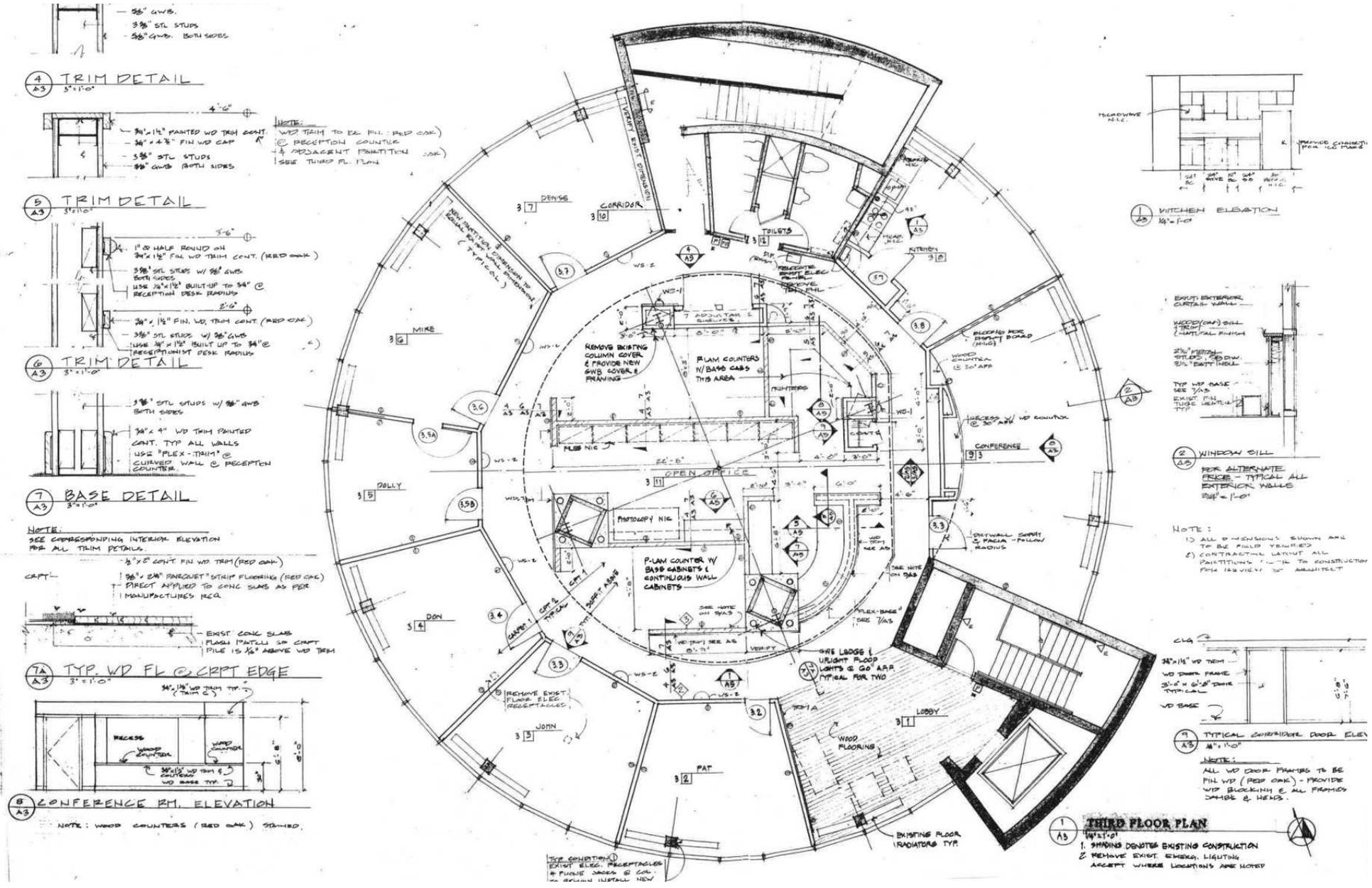
- Portfolio of three (3) office condominium units
- Total building size: 11,173 SF±
- Units may be purchased individually or as a combined portfolio
- First Floor: Leased to a credit financial institution (stable in-place cash flow)
- Second & Third Floors: Vacant — immediate value-add or owner-user opportunity
- Vacant condos can be purchased individually (4,071 SF±) or combined (8,142 SF±)
- Ideal for an owner-user seeking quality office/medical space with income in place
- Attractive value-add investment with upside through lease-up of vacant units
- Strong visibility and presence in a premier suburban corridor
- Located in immediate proximity to Holy Redeemer Professional Park
- Recently completed commercial and residential developments nearby
- Excellent regional access via PA-232, Route 63, I-276 (PA Turnpike)

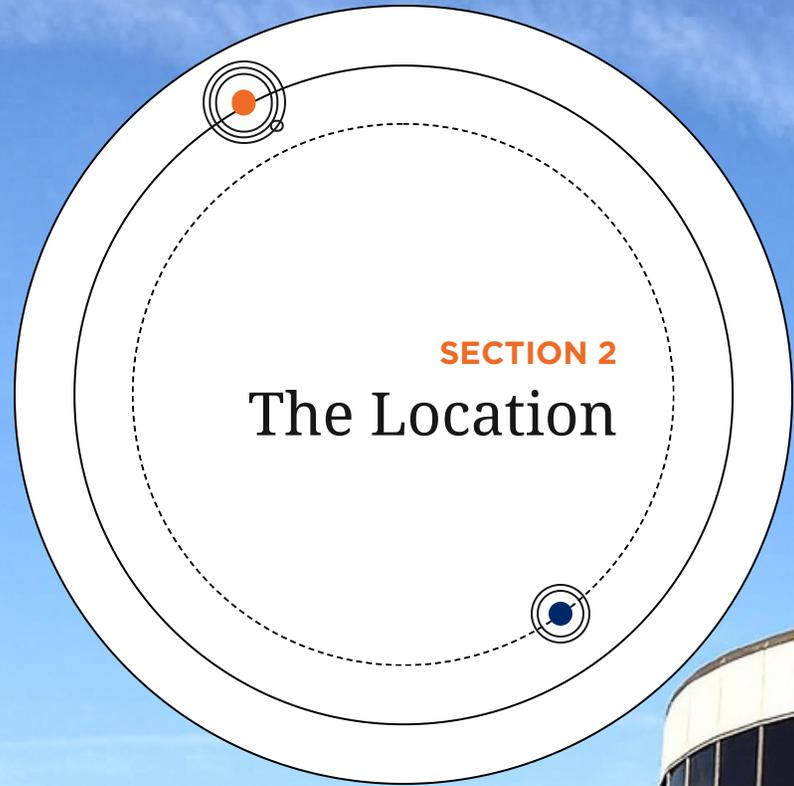


INTERIOR PHOTOS



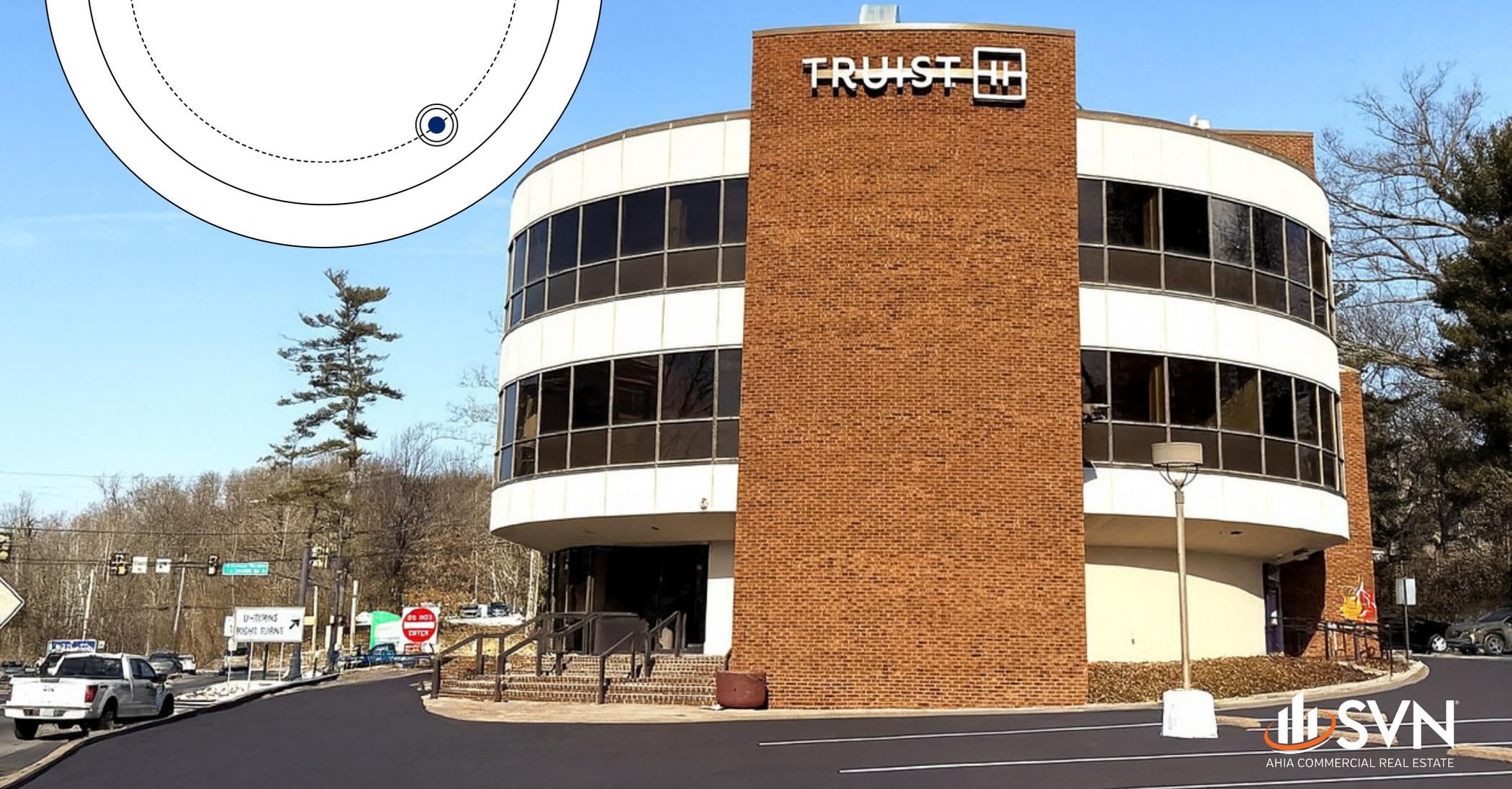
THIRD FLOOR PLAN



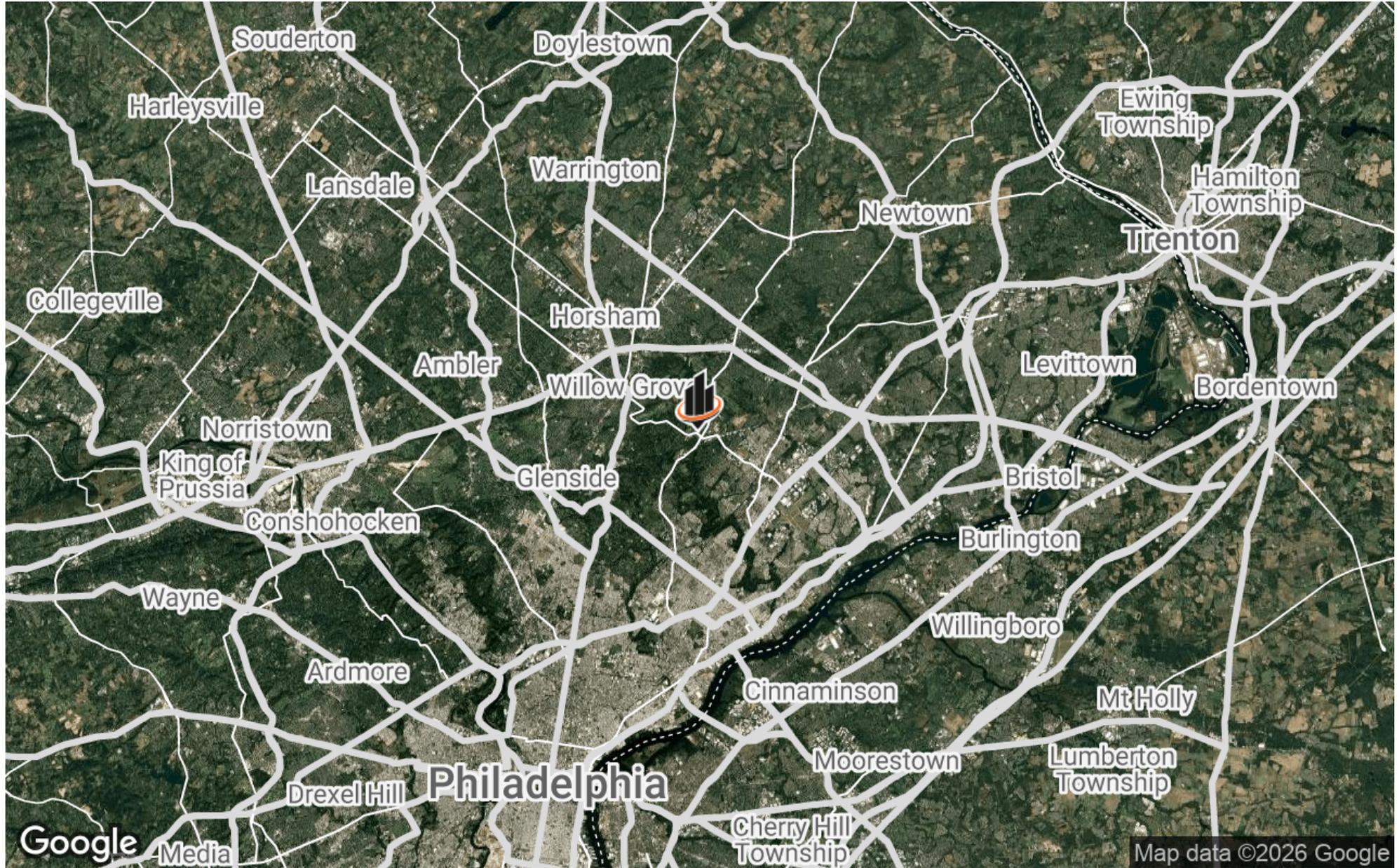


SECTION 2

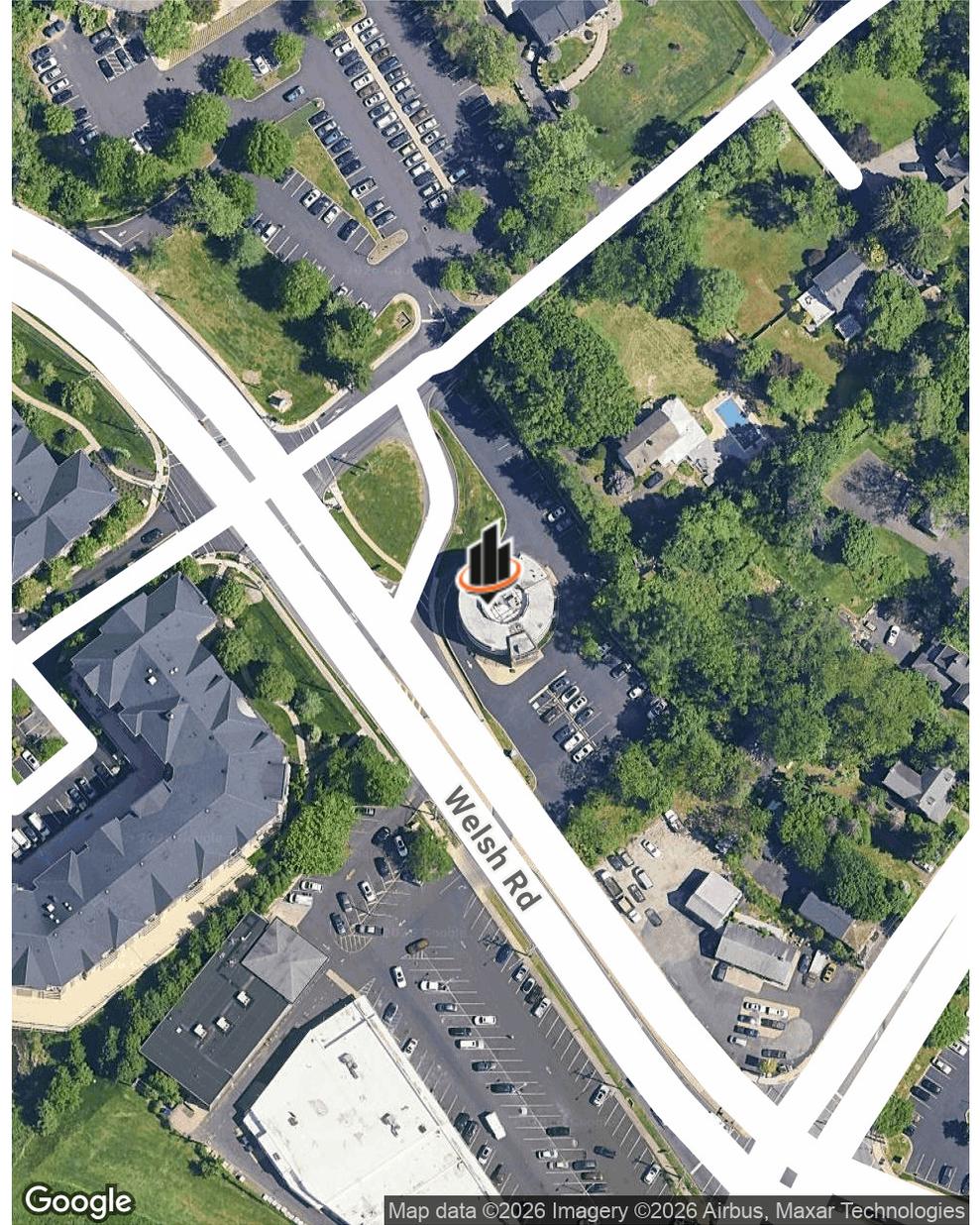
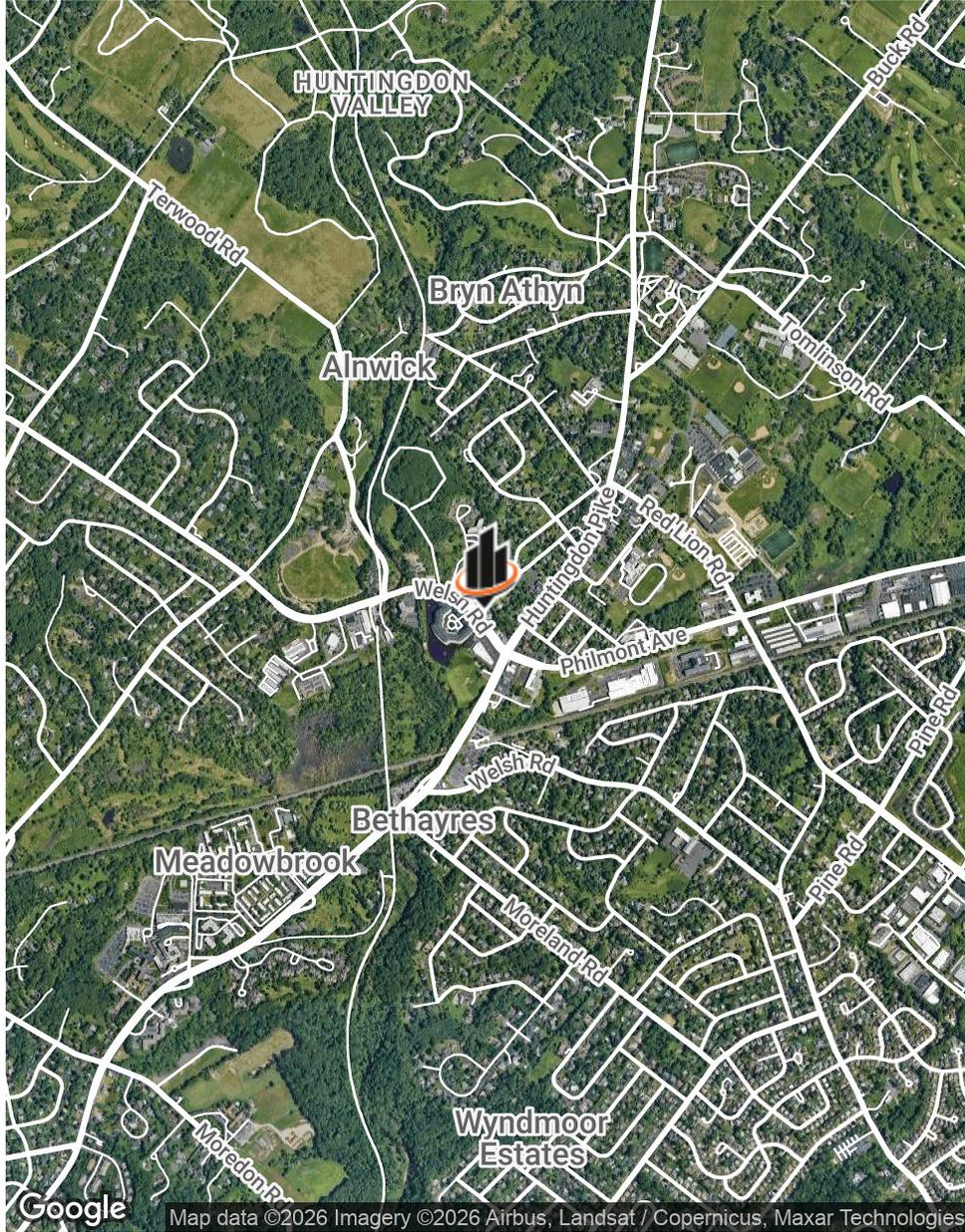
The Location

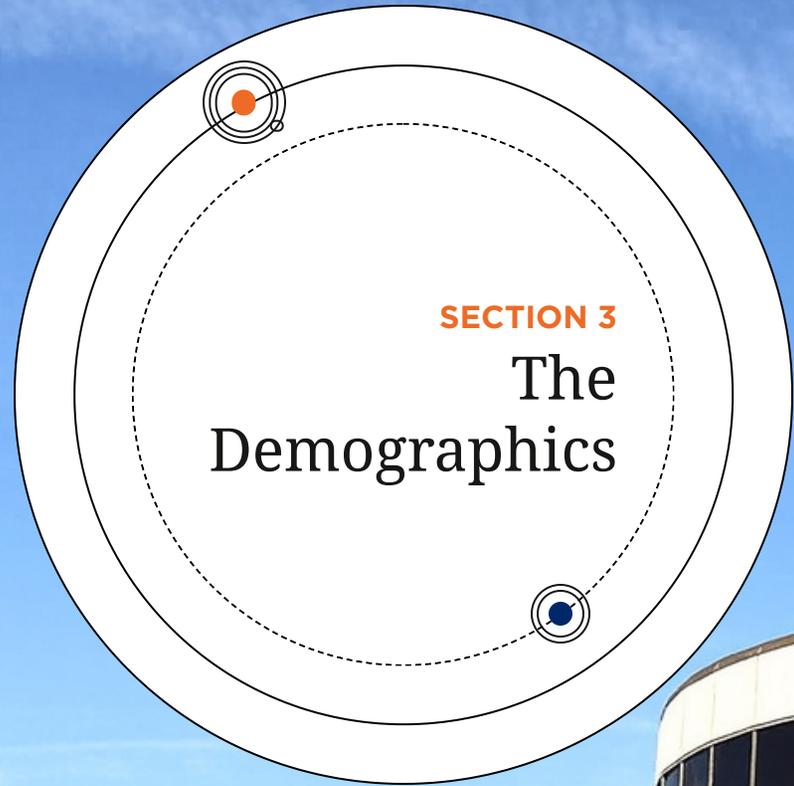


REGIONAL MAP



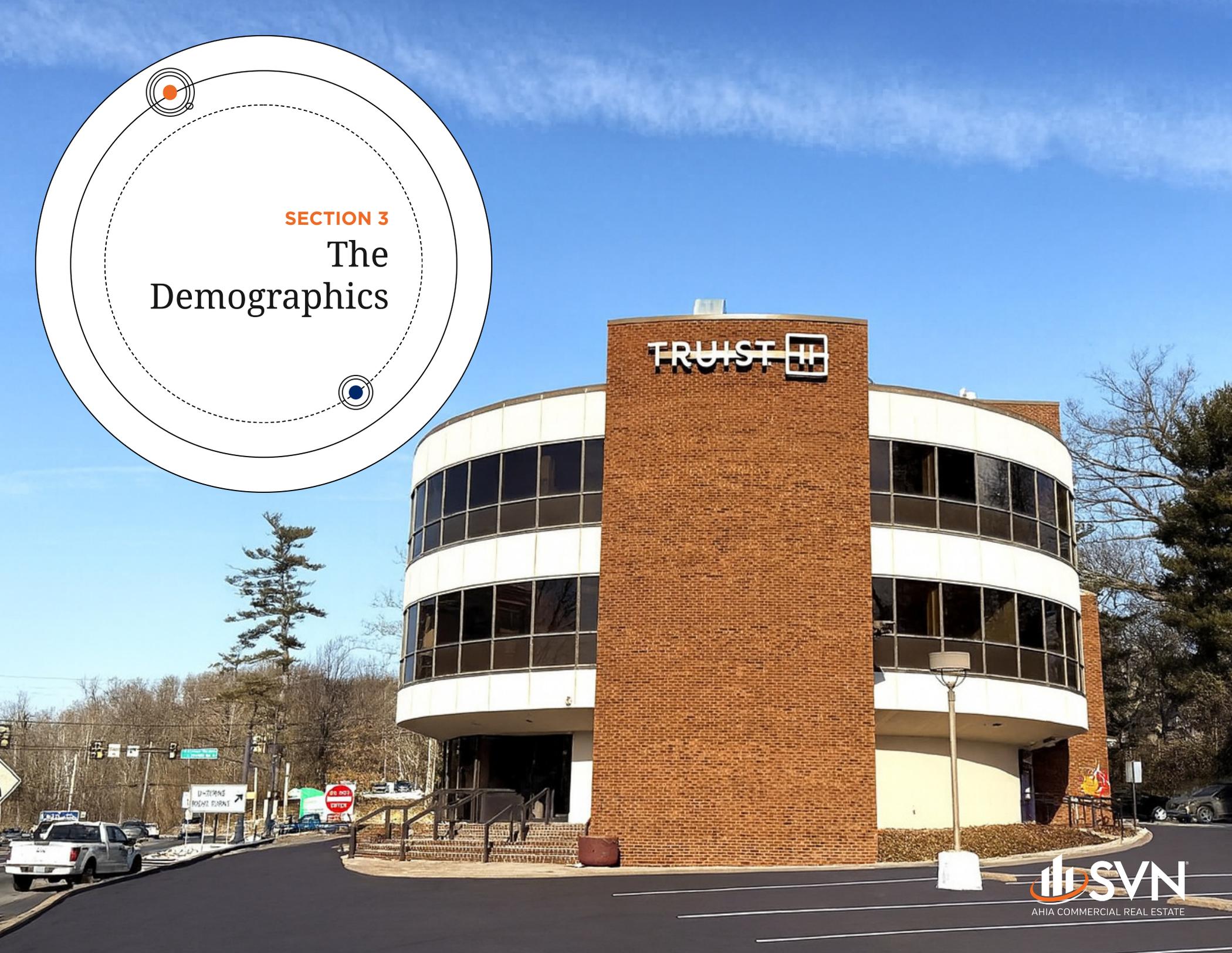
LOCATION MAP





SECTION 3

The Demographics



DEMOGRAPHICS MAP & REPORT

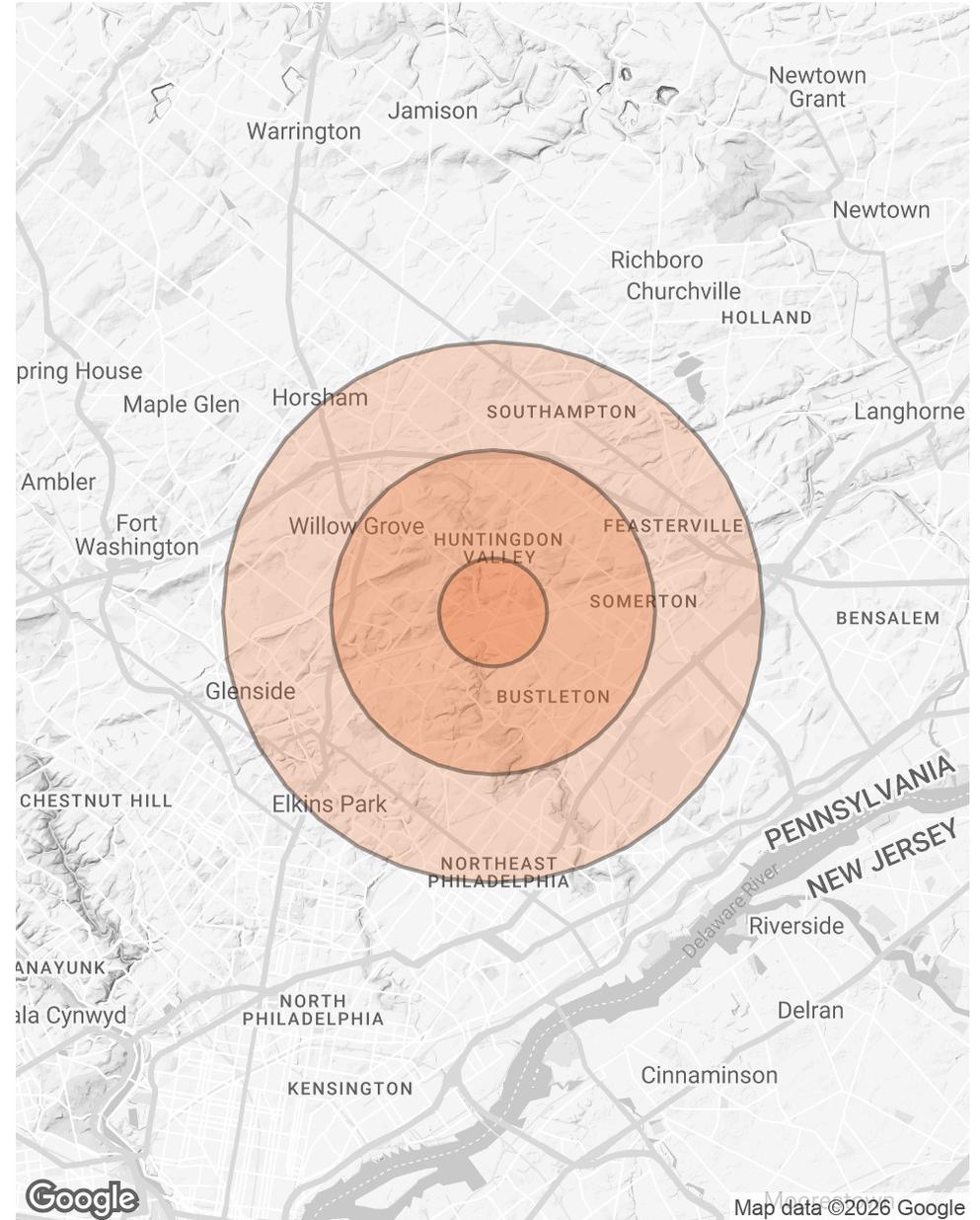
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,191	97,176	352,823
AVERAGE AGE	49	44	43
AVERAGE AGE (MALE)	46	43	42
AVERAGE AGE (FEMALE)	51	45	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,494	36,485	138,287
# OF PERSONS PER HH	2.5	2.7	2.6
AVERAGE HH INCOME	\$148,914	\$125,071	\$114,270
AVERAGE HOUSE VALUE	\$639,209	\$440,394	\$378,743

Demographics data derived from AlphaMap





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