

**The
PRESTIGE
GROUP**
REALTORS®

FOR SALE

610-902-3900

FOR SALE
20,000sf Office Building
Upper Darby, PA 19082
\$1,299,000

Excellent Opportunity for Investor or Owner/User

Office Building For Sale

- Building Size: 20,000+/-sf
- Three Story Elevator Served
- On-going Upgrade Schedule
- Ample Parking—On & Off Street
- Excellent Tenant Mix
- Attractive Well Maintained Building
- Good Highway Exposure
- Access to Public Transportation



INCOME & EXPENSE

2008

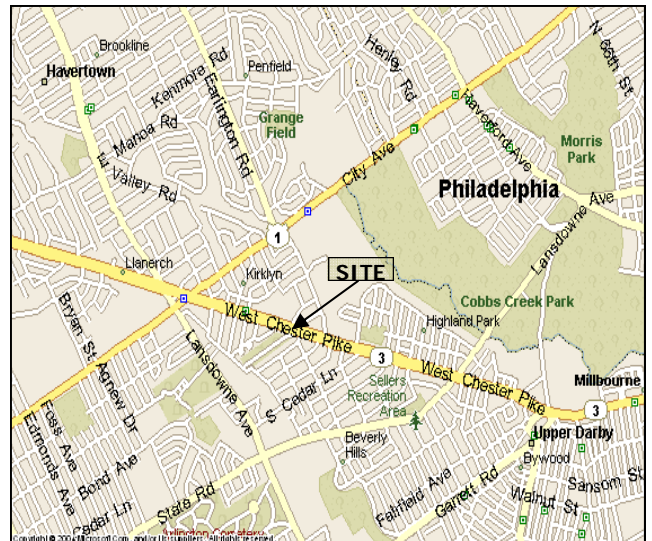
Income:

Rental Income \$201,378

Expenses:

Cleaning \$ 15,798
Insurance \$ 4,850
Professional Fees \$ 1,845
Repairs \$ 6,137
Taxes \$ 39,147
Utilities \$ 37,197

NET OPERATING INCOME: \$ 96,404



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www.PrestigeGroup.com

8600 West Chester Pike
Upper Darby, PA

Easy Access to Route 1, Route 476,
Center City & the Main Line

Serving Pennsylvania, New Jersey and Delaware

This Information is Deemed Accurate Though Subject to Errors and Omissions