



FOR SALE

Office Building & Adjacent Lot

111 - 115 New Street
Glenside, PA (Cheltenham Township)
\$1,250,000

Great Access!!

Minutes to PA Turnpike & Rt. 309
Walking distance Public Transportation -
Bus & Septa R5 Line—Glenside Station
Close to shops & restaurants



- 115 New Street: Building Size: 10,695+/- sf
- 115 New Street: Parking: 31 Spaces
- 111 New Street: Vacant Lot: 12,672+/- sf
Possible Expansion or Development of 111 New Street

COMBINED FRONTAGE:	183' +/- on the east side of New Street
UTILITIES:	Public water & sewer, electric, gas and phone at site
PARKING:	31 Parking Spaces - (on 115 New Street)
FOUNDATION:	Reinforced concrete pad
FRAMING:	Steel and wood columns and beams
ROOF:	Assumed to be built up composition over wood deck
EXTERIOR WALL SYSTEM:	Stucco over concrete block
INTERIOR WALL SYSTEM:	Painted sheetrock & concrete block walls
FLOORING:	Office areas have carpeted floors. Restrooms have resilient tile floors.
FENESTRATION:	Single Pane glass and aluminum frames
CEILING:	Suspended acoustical tile
INTERIOR & EXTERIOR LIGHTING:	Fluorescent & incandescent lighting
HVAC:	Electric Carrier heat pumps
LIFE SAFETY:	Wet sprinklers, emergency lighting and smoke detectors
TAXES:	\$23,367 +/-
ZONING:	G Manufacturing & Industrial District - Allows for a variety of industrial, manufacturing and residential uses.

For Further Information

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