

**MEDICAL
INVESTMENT**
ON THE HIGHLY REGARDED
MAIN LINE



600 NEWTOWN ROAD, VILLANOVA, PENNSYLVANIA

FOR SALE
Investment Opportunity
or Medical Owner/User

REPRESENTED BY

Beacon

Commercial Real Estate, LLC

Executive Overview

EXCLUSIVE REPRESENTATION

Beacon Commercial Real Estate, LLC has been exclusively retained by 1856 Realty LP to arrange for the sale of 600 Newtown Road, Villanova, PA (the "Property"). The medical office building is located in the highly desirable Villanova submarket of Delaware County, Pennsylvania. The property is 5,070 square feet, including a two story, (3) three car garage with fully conditioned 724 square foot office space above, and a lower-level conference suite, featuring a kitchenette and restroom. Villanova Dental Group (VDG) has been a long-term tenant at the property specializing in a wide range of Dental Services. VDG has a lease obligation through November of 2027, based on a NNN basis.

OFFER REQUIREMENTS

Purchase price is \$1,695,000.00. The Owner is a market-oriented seller and has expectations consistent with the nature of the property.

All offers should include:

- Purchase price
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time, or to extend the deadlines set forth in the time schedule.



Main Floor Dental Office



Main Floor Dental Office

ALL COMMUNICATION, INQUIRIES, AND REQUESTS SHOULD BE ADDRESSED TO COLIN MCHALE AT 610-828-0100 OR 610-656-8730 AS THE EXCLUSIVE MARKETING ADVISOR TO OWNERSHIP.

Property Overview

GENERAL INFO

YEAR BUILT/RENO.	1856/2009, 2015, & 2025
STORIES	2
TOTAL SF	5,070
LAND AREA	+/- .8034 Acres
ZONING	R-1 Residential Zoning District with variance for medical offices
TOWNSHIP	Radnor
TENANCY	Single Tenanted (Medical)
PARKING SPACES	11 Surface (1 Accessible Space) & 3 Garage Spaces

BUILDING SPECIFICATIONS

ROOF	2015 - Fiberglass Shingles
EXTERIOR WALLS	Stone / Stucco
SPRINKLERS	Yes - Entire Property
POWER TYPE	(3) 200 amp panels
HEATING	Gas - Forced Air
COOLING	Central Air

HIGHLIGHTS

600 Newtown Road is a well-maintained medical office building located in the highly desirable Main Line community of Villanova. This historically significant property has been thoughtfully refinished to provide a warm, professional, and patient-friendly environment while preserving its architectural character. Positioned along a prominent corridor with convenient access to regional transportation, affluent residential neighborhoods, and nearby amenities, the property offers an attractive opportunity for medical or professional owner-users and investors alike.