

676 W. Germantown Pike, Plymouth Meeting



Virtual Tour: <https://www.youtube.com/watch?v=cKMuYsEEe8k>

Sale \$1,280,000.00 / Lease \$20.00 psf or \$5,820.00 mo.

3 Story 3,492 Square Foot Commercial or Residential Building on 43,200 S/F Lot (.99 Acres)

Over \$350,000 in professional, architecture-designed and township-approved engineering improvements made in 2016 to allow for professional office use.

- **Extraordinary visibility on Germantown Pike, 36K Vehicles AADT (Avg. Annual Traffic)**
- **Unparalleled Accessibility of Major Highway Arteries at Mid-County Interchange where the PA Turnpike (I-276) crosses the Northeast Extension/Blue Route (I-476) - less than a ½ mile away**
- **Built in 1755, totally renovated in 2020, Several private offices, kitchen and 1 ½ baths**
- **17 Sq. Ft. Illuminated sign approved. 16 Vehicle Parking spaces in lot**
- **New Electric, New HVAC, New paint, New ceilings, New plumbing, ADA-compliant. Fenced in Yard**
- **Walk to Stores (right next to Plymouth Meeting Mall) Banks and Restaurants**

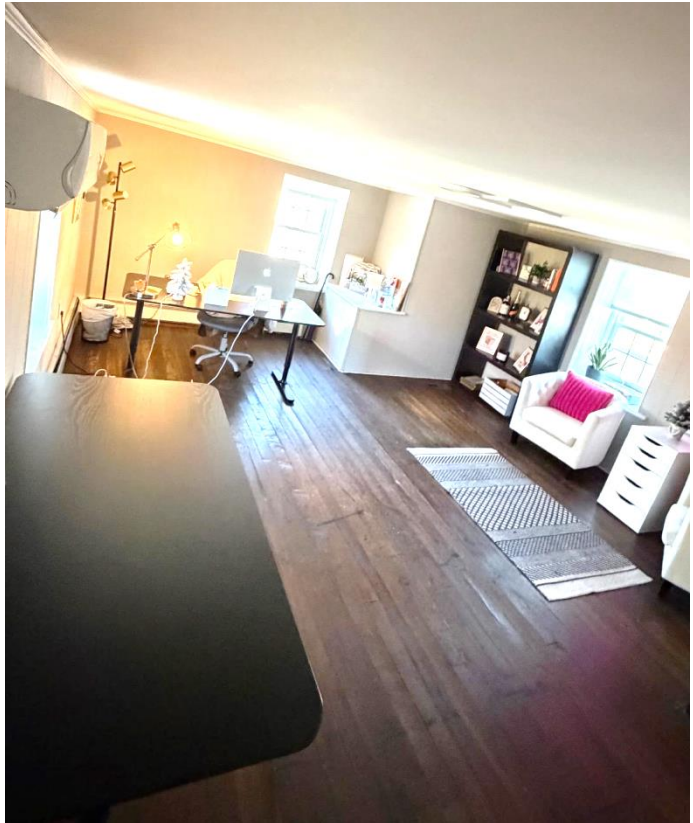
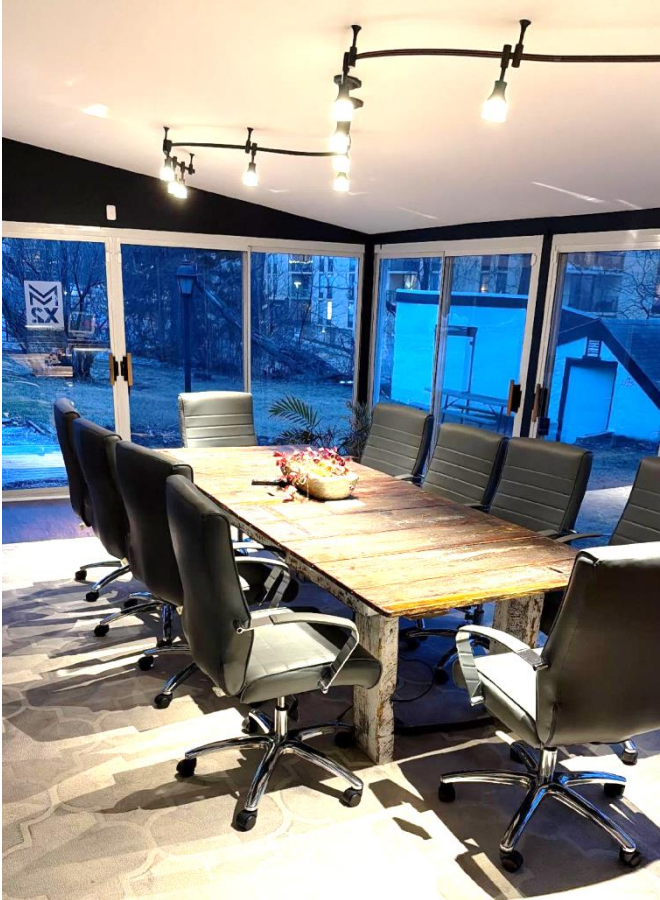
**J.M. BASILE
& ASSOCIATES, INC.**

COMMERCIAL & INDUSTRIAL REALTORS

10119 Valley Forge Circle, King of Prussia, PA 19406 T. 610-768-4000 F. 610-768-4006

Suzanne L. Basile, CCIM sbasile@jmbasile.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Information is subject to errors, omissions, change of price, prior sale or withdrawal without notice.





Property Information:

Location: Property sits at the intersection of the Blue Route (Interstate 476) and the Pennsylvania Turnpike (Interstate 276), with a direct connection to the Schuylkill Expressway (Interstate 76). Courtyard by Marriott and the Doubletree Guest Suites are located on-site, and the Plymouth Meeting Mall is within walking distance. Surrounding eateries and amenities include Dunkin', Shake Shack, PF Chang's, California Pizza Kitchen, Target, Whole Foods, and Cycle Bar. Reach King of Prussia within a 15-minute drive, Center City in 23 minutes, and Cherry Hill, New Jersey in 30 minutes.

Parcel Number: 49-00-04105-004

Deed Book / Page: 5266-01165

Block / Unit #: 029 038

Land Use: 1101 Single Family w/ variance for office use

Building Use: Office

Zone Code: AR (A Residential)

Lot Size: 43,200 SF (.99 acres)

Building Size: 3,492 S/F

Frontage: 190' on West Germantown Pike

Utilities: All Public

Year Built: 1755 - totally renovated in 2015& 2020

Building Style: 3 Story Detached Colonial Style

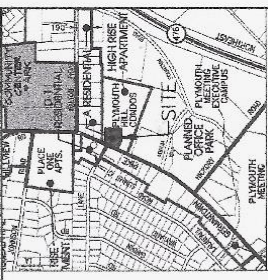
Annual Income:

Rent (Proposed) \$69,840.00

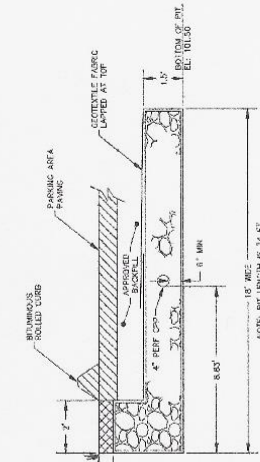
Annual Expenses:

Taxes	\$5,173.00
Insurance	\$1,500.00
Trash Removal	\$1,200.00
Landscaping/snow removal	\$3,800.00
Oil	\$3,100.00
Water & sewer	\$600.00
Electric	<u>\$2,400.00</u>
Total	\$17,773.00

Net Operating Income: \$52,067.00



LOCATION & ZONING MAP
PLYMOUTH MEETING, PA.



INFILTRATION PIT DETAIL
N.E.S.

NOT TO SCALE
CONFORMANCE WITH CONFORMANCE PLAN REV. C-2, PAGE 74



EXISTING ZONING REGULATIONS
 ZONING DISTRICT: R-1
 PERMITTED USES:
 SINGLE-FAMILY RESIDENTIAL
 TWO-FAMILY RESIDENTIAL
 DETACHED SINGLE-FAMILY RESIDENTIAL
 DETACHED TWO-FAMILY RESIDENTIAL
 DETACHED THREE-FAMILY RESIDENTIAL
 DETACHED FOUR-FAMILY RESIDENTIAL
 DETACHED FIVE-FAMILY RESIDENTIAL
 DETACHED SIX-FAMILY RESIDENTIAL
 DETACHED SEVEN-FAMILY RESIDENTIAL
 DETACHED EIGHT-FAMILY RESIDENTIAL
 DETACHED NINE-FAMILY RESIDENTIAL
 DETACHED TEN-FAMILY RESIDENTIAL

GENERAL NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND HIGHWAY CONSTRUCTION SPECIFICATIONS, 2011 EDITION, UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES, UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS SHALL BE TO FACE, UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS SHALL BE TO CENTERLINE, UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD, UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE SIDEWALK, UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CURB, UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DRIVE, UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE BLOCK, UNLESS OTHERWISE SPECIFIED.

OWNER'S REPRESENTATIVE
 NAME: [Redacted]
 ADDRESS: [Redacted]
 CITY: [Redacted]
 STATE: [Redacted]
 ZIP: [Redacted]

DESIGNER'S REPRESENTATIVE
 NAME: [Redacted]
 ADDRESS: [Redacted]
 CITY: [Redacted]
 STATE: [Redacted]
 ZIP: [Redacted]

DATE
 10/15/2011

SCALE
 1" = 40'

PROJECT NO.
 11-0000

DATE
 10/15/2011

PROJECT NO.
 11-0000

676 WEST GERMANTOWN PIKE
 PLYMOUTH TOWNSHIP, MONROE COUNTY, PA.

GRADING PLAN

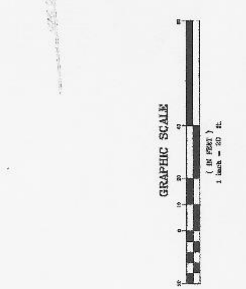
DATE: 10/15/2011
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 PROJECT NO.: 11-0000

SCALE
 1" = 40'

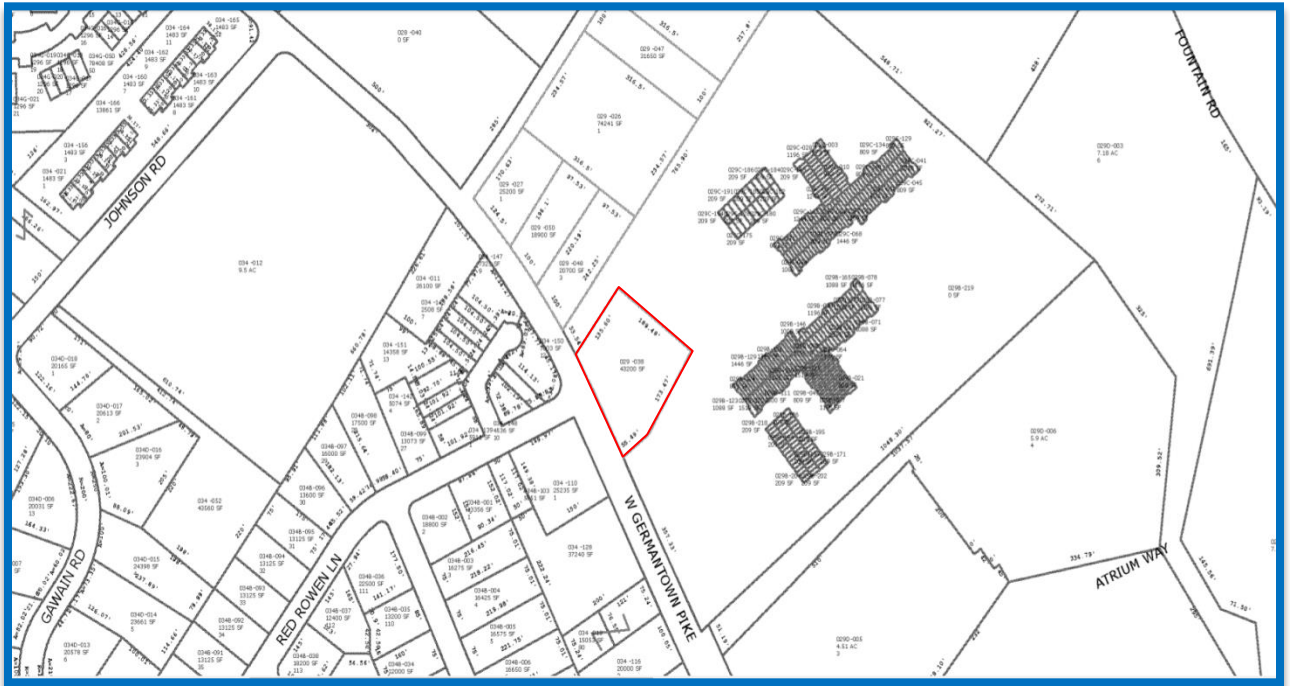
PROJECT NO.
 11-0000

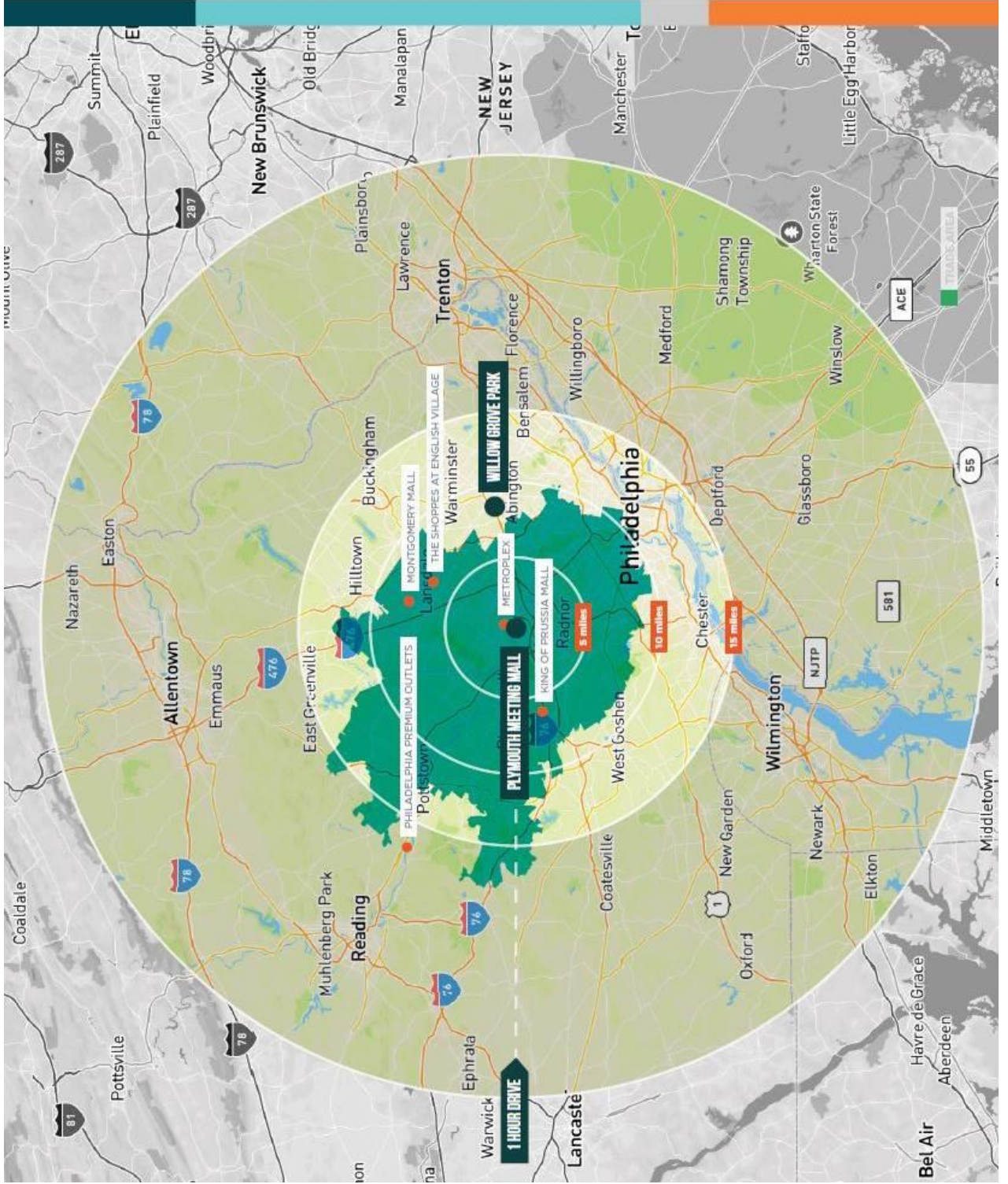
SUPPLIER CERTIFICATION:
 I, [Redacted], a registered surveyor of the Commonwealth of Pennsylvania, certify that the information shown hereon was obtained from reliable sources and represents a true and correct copy of the original survey. The information shown hereon shall not be used for any other purpose without the written consent of the surveyor.

Date: 10/15/2011



Tax Map & Aerial Views





POPULATION

1,047,893

HOUSEHOLDS

420,582

AVERAGE HHI

\$132,208

% OF HOUSEHOLDS WITH INCOMES > 100K

45%

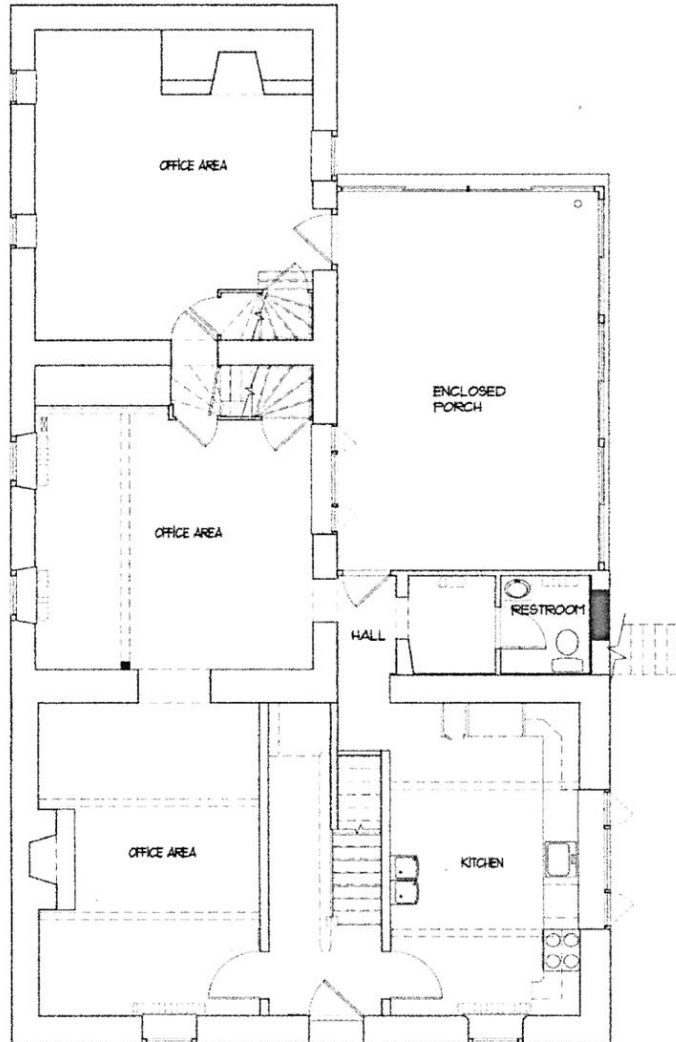
AVERAGE HOME VALUE

\$432,668

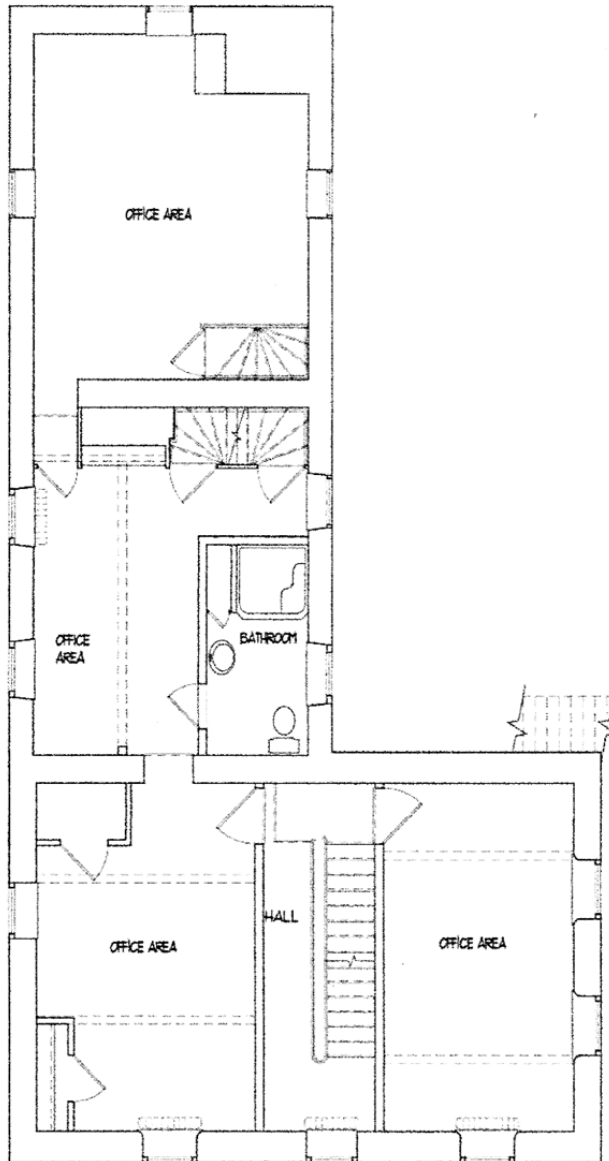
MEDIAN AGE

40.7

First Floor Plan

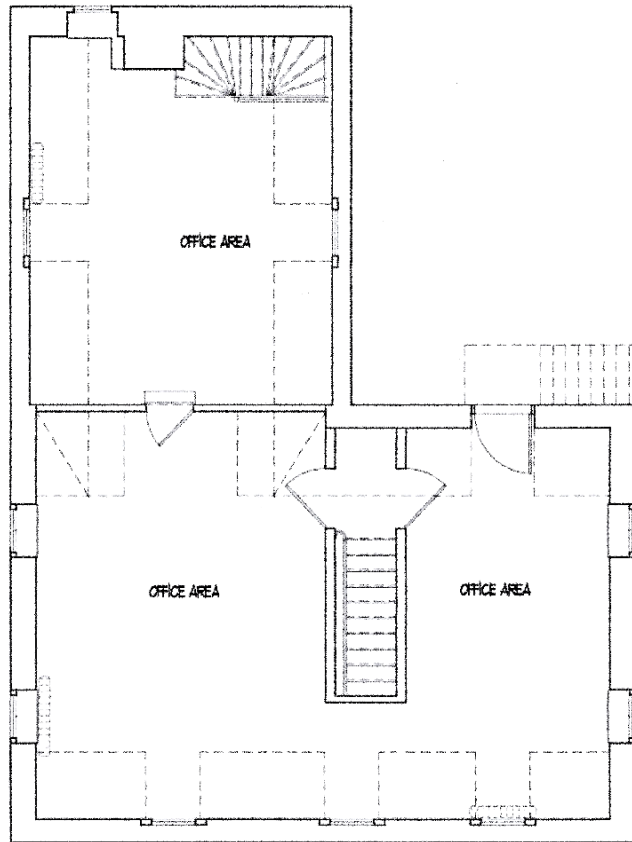


Second Floor Plan



J.M. BASILE & ASSOCIATES, INC.
COMMERCIAL & INDUSTRIAL REALTORS

Third Floor Plan



Plymouth Township, Montgomery County, Pennsylvania

First Class Township with home rule

Government

- **Type** Council-manager

Population (2010)

- **Total** 16,525
- **Estimate (2016)^[2]** 17,642
- **Density** 2,102.49/sq mi (811.77/km²)

19462

ZIP Codes 19428

19422

Area code(s) 610 / 484

FIPS code 42-091-61664

Website www.plymouthtownship.org

Plymouth Township is a township with home rule status in Montgomery County, Pennsylvania, United States. Although it retains the word "Township" in its official name, it has been governed by a home rule charter since 1976 and is no longer subject to the Pennsylvania Township Code.^[3] The population was 16,525 at the 2010 census. It is serviced by the Colonial School District and is home to the Plymouth Meeting Mall. It also serves as the home of the Mid-County Interchange between the Pennsylvania Turnpike and the Blue Route.

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History

Plymouth Meeting, a census-designated place (CDP) that straddles Plymouth and Whitmarsh Townships, was settled by English Quakers in 1686. The Cold Point Historic District was listed on the National Register of Historic Places in 1983.^[4]

Geography

According to the United States Census Bureau, the township has a total area of 8.5 square miles (22.1 km²), of which, 8.4 square miles (21.8 km²) of it is land and 0.1 square miles (0.3 km²) of it (1.41%) is water. Plymouth Township has a hot-summer humid continental climate (*Dfa*) and the hardiness zone is 7a. It is drained by the Schuylkill River which forms most of its SW boundary.

Routes

-  I-276 / Penna Turnpike
-  I-476 / Penna Turnpike NE Extension

A PERSONAL INTRODUCTION TO OUR ORGANIZATION...

Joseph M. Basile, (1936-2017) founder of J.M. Basile & Associates, Inc., had over six decades of experience in Real Estate. He began as an Apartment Manager in the early 1960's, managing the 1000 Unit Cedarbrook Hill Apartment Complex in Wyncote, followed by management of The Gypsy Lane Condominium Complex on Lincoln Drive, and as vice-president and General Manager of the 28-story octagon shaped apartment building on the Parkway at Eighteenth Street in Philadelphia, then known as The Plaza. He went on to become a vice-president, and eventually a Partner with Tornetta Realty Corp., of Plymouth Meeting. He leased or sold in excess of Five Million square feet of Commercial, Office and Industrial Real Estate. He was on the Board of Directors of the Philadelphia Home Builders Association, the Junior Baseball Federation, Central Montgomery County Association of Realtors, St. Mary's Home for Children in Ambler and The Salvation Army.

Suzanne L. Basile, Broker and President, was licensed in 1986 and began her career as a Residential Salesperson with Tornetta Realty Corp., where her Grandfather, Joseph Tornetta, was Founder and President. She holds the prestigious C.C.I.M. Designation (Certified Commercial Investment Member). Less than 3% of the 80,000 Commercial/Industrial Real Estate professionals in the Country have attained this designation. She also earned the G.R.I. Designation (Graduate Realtors Institute), and the C.R.S. Designation (Certified Residential Specialist). Sue has served as Vice President and currently on the Board of Directors of the Montgomery County Chamber of Commerce, where she was honored with their "Excellence in Community Service" award, has served on the Montgomery County Youth Aid Panel and is Past President and serves on the Board of Directors for the King of Prussia Rotary Club where she became the first woman President of the Club.

Dennis McGlinchey, Office Manager is the newest member of our firm. His responsibilities include all company financial matters and administration. Dennis brings over twenty years' experience in office management, accounting and analytics to the firm.

J. M. Basile & Associates, Inc., Commercial & Industrial Realtors serving the Greater Chester, Delaware, and Montgomery County areas, is strategically located in King of Prussia. We are experienced professionals, locally oriented and knowledgeable, specializing in sales, leasing, and management of Office Buildings, Industrial, and Commercial Properties. Efficient and aggressive with a reputation of being result-oriented. The Basile firm takes pride in the satisfaction of their diverse clientele, providing the highest degree of service, professionalism and knowledge of the Real Estate Industry, and of the communities served.

The firm holds corporate and/or individual memberships in the National and State Associations of REALTORS®, Montgomery County Association of Realtors, Montgomery County Chamber of Commerce, Chester County Development Council, Montgomery County Industrial Development Corporation, Pennsylvania State Landlord's Association, Chester County Commercial, Industrial & Investment Council, Institute of Real Estate Management, Realtors National Marketing Institute, the King of Prussia Rotary Club and the Delaware Valley Family Business Center.

GUIDING PRINCIPLES

Commitments to Our Clients



- Strive to maintain the highest professional and ethical standards.
- Render quality service consistent with our philosophy of total client satisfaction.
- Encourage and retain business relationships through principles of fairness and honesty.
- Be mindful that a satisfied client represents repeat business and our future.
- Give generously of time, talent, and resources for the good of the community.
- Take pride in the services we provide to Business and Industry.
- Be reliable, responsive and committed to our clientele.
- Comply with the Rules and Regulations promulgated by National, State and Local Realtor Associations.

Certified Commercial Investment Members

(CCIMs) exemplify the real estate industry's highest professional and ethical standards. Recognized for an expertise of commercial - investment real estate, CCIMs are second to none in relation to their knowledge of and service to their respective marketplaces throughout North America.

Real Estate Strategists

Certified Commercial Investment Members are well positioned within the total real estate spectrum. They're real estate strategists with years of specialized education and market experience with which to direct clientele through the complexities of the commercial - investment transaction. CCIMs are well versed in proven real estate methods and, through a preeminent curriculum, have achieved a mastery of one or more real estate disciplines, including:

- asset management
- brokerage
- consulting
- development
- financial analysis
- investment counseling
- leasing
- market and property analysis
- marketing
- negotiation
- property management
- sale-leasebacks
- site selection
- syndications
- tax-deferred exchanges
- taxation laws
- valuation

Certified Commercial Investment Members are an invaluable resource to the real estate investor and to the

commercial user. For the real estate investor, a CCIM will increase the probability of a

profitable investment portfolio-- multi or single property--by evaluating investments against risks and objectives to ensure portfolios are performing properly and maximizing net worth. The real estate investor and the commercial user benefit from a CCIM's market and financial analysis abilities and negotiating acumen.

CCIM Network

The CCIM membership network mirrors the increasingly changing nature of the industry and includes brokers, leasing professionals, asset managers, investment counselors, commercial lenders, mortgage bankers, institutional investors, appraisers, developers, property managers, corporate real estate executives, accountants, attorneys, and financial planners-- all part of an elite corps of commercial real estate and allied professionals responsive to the dictates of a rapidly changing market.

National, regional and local forums allow CCIMs to stay in touch with the pulse of the market across the country or across town, while marketing sessions afford the opportunity to present and market client properties through the CCIM network.

Certified Commercial Investment Members are in more marketplaces in North America-- twelve CCIM regions representing 1,000 markets--than all major real estate companies combined. Through this membership network, CCIMs effectively direct local, national, and international cooperative transactions. In fact, CCIMs successfully

complete approximately 60,000 transactions annually, representing over \$27 billion.

"CCIMs -- a special cadre that have been superbly trained, completed a rigorous program and demonstrated competence on a formidable battery of examinations."

-Gaylon Greer, Ph.D.

The New Dow Jones-Irwin Guide to Real Estate Investing

The Making of a CCIM

The CCIM designation is conferred by the Commercial Investment Real Estate Institute, an affiliate of the National Association of REALTORS®. The 240 hours of graduate level curriculum leading to the CCIM designation represent the finest education available in real estate. Equally as rigorous are the post-curriculum transactions documentation and the comprehensive examination. This designation process ensures that CCIMs are proficient not only in theory, but also in practice.

CCIMs do not rest on their laurels. Through continuing education programs, Certified Commercial Investment Members are resourceful enough to explore, develop and apply new techniques still on the cutting edge of the industry.

Of the estimated 80,000 commercial real estate practitioners nationwide, only 4,200 hold the CCIM designation, which reflects not only the calibre of the program, but why it is one of the most coveted and respected designations in the industry.

Real Estate Excellence

CCIM methodology. CCIM expertise. The CCIM track record. All are components of the CCIM network of real estate excellence.

Confidentiality & Conditions

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in purchasing the Property.

This Brochure was prepared by J.M Basile & Associates, Inc. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective investors may desire. It should be noted that all financial projections if provided are for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Owner. Neither J.M Basile & Associates, Inc. nor any of their respective officers, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Brochure or any of its contents.

Owner and J.M Basile & Associates, Inc. expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to invest in the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Brochure or making an offer to invest in the Property unless and until written agreement(s) for the investment has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

By receipt of this Brochure, you agree that this Brochure and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Brochure or any of its contents to any other entity without the prior written authorization of Owner or J.M. Basile & Associates, Inc. nor will you use this Brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or J.M Basile & Associates, Inc.

If, after reviewing this Brochure, you have no further interest in investing in the Property at this time, kindly return this Brochure to J.M Basile & Associates, Inc. at your earliest convenience. Photocopying or other duplication is not authorized.

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This Brochure shall not be deemed an indication that there has been no change in the business or affairs of the Property or owner since the date of preparation of this Brochure.