

# Susquehanna Rd fact sheet.

2423, 2427 & 2431 Susquehanna Road, Abington, PA 19001. Montgomery County, PA

1.60-Acre Multi-Parcel Commercial / Mixed-Use Investment, by-right townhouse development opportunity in Abington Township. Located in the Main Street village center zoning district.

| Category                    | Details                                 |
|-----------------------------|-----------------------------------------|
| Asking price                | \$2,299,500                             |
| Total acreage               | 1.60 AC                                 |
| Parcels                     | 3                                       |
| Buildings                   | 5                                       |
| Parking                     | Approx. 60 spaces                       |
| Current tenants             | 4 tenant relationships / 5 income lines |
| Monthly gross income        | \$13,366.12                             |
| Annual gross income         | \$160,393.44                            |
| Estimated real estate taxes | \$27,900                                |
| Income after taxes*         | \$132,493.44                            |
| Existing Building area      | Approx. 13,829 SqFt total               |

| Tenant / Space                 | Monthly     | Annual       |
|--------------------------------|-------------|--------------|
| 2427 Medical Transport         | \$7,488.00  | \$89,856.00  |
| 2431 Duplex – Unit 1           | \$1,465.60  | \$17,587.20  |
| 2431 Duplex – Unit 2           | \$748.52    | \$8,982.24   |
| 2423 House / right-side tenant | \$2,864.00  | \$34,368.00  |
| Garage / storage tenant        | \$800.00    | \$9,600.00   |
| Gross Scheduled Income         | \$13,366.12 | \$160,393.44 |

*\*Income figures and lease economics should be independently verified.*

| Parcel              | Tax ID          |
|---------------------|-----------------|
| 2423 Susquehanna Rd | 30-00-64724-001 |
| 2427 Susquehanna Rd | 30-00-64728-006 |
| 2431 Susquehanna Rd | 30-00-64732-002 |

## Building / Property Notes

- **2423 Susquehanna Rd:** Leased by Eagles Lair Landscaping. Two-story building plus a front one-story shell building. Seller notes public water and sewer, asphalt roof on the main building replaced about 10 years ago, and additional storage/bath areas in the rear portions of the structure.
- **2427 Susquehanna Rd:** Leased by Medical Transport Systems. Commercial office use with central air, unfinished basement, public utilities, tenant security/alarm system, and a heated garage with hot/cold water. The landlord pays the water bill for this tenant (Aqua)
- **2431 Susquehanna Rd:** Residential duplex with two income-producing units. Public water and sewer, unfinished basement, no central air, and a long-term rear-unit tenant.
- **Garages / Owner Storage:** Multiple garages and rear storage areas support flexible use. Seller notes the end garage on the right in the rear row is not currently rented and is used for the owner's storage.

## Property overview:

By-right townhouse development opportunity in Abington Township, offering an excellent path for residential redevelopment (subject to Township approvals and applicable zoning requirements). The 1.6-acre site consists of three parcels sold together with five buildings totaling approximately 13,829 square feet, including a duplex, office spaces, and multiple garages. The property features ample on-site parking with 60-plus spaces, excellent visibility, and high-traffic exposure. There is also potential for five small offices that could be leased out, creating additional income streams. Conveniently located near the PA Turnpike, close to shopping and everyday amenities, and within walking distance of public transportation for easy commuting to downtown Philadelphia. Ideal for developers, builders, and investors seeking a versatile, income-producing property in a highly accessible location.

## Additional Notes

- Potential townhouse redevelopment
- MSVS allows 10 dwelling units per acre in Abington Twp
- Tenants pay for all utilities
- The property benefits from excellent parking, multiple buildings, and flexible mixed-use characteristics.
- Within walking distance to public transportation with access to downtown Philadelphia.
- Public sewer and water
- Close to PA Turnpike



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