

AVAILABLE FOR SALE or LEASE 925 FAYETTE STREET, CONSHOHOCKEN



PROPERTY HIGHLIGHTS:

- Unique, one of a kind asset in immaculate condition
- Ideal space for professional offices
- Development & expansion opportunity
- 5,550 SF Building: 10 offices/two large conference rooms
- New roof, HVAC, new windows (recently replaced)
- Ample parking—22 spaces
- Walking distance to dining & retail
- Signage available—great visibility
- Easy access to I-76 and I-476
- Lease: \$30PSF + Utilities/Sale: contact below
- Class A—strong ownership



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Beacon

Commercial Real Estate, LLC

<http://925fayette.com>



925 FAYETTE STREET CONSHOHOCKEN

PROPERTY FACTS

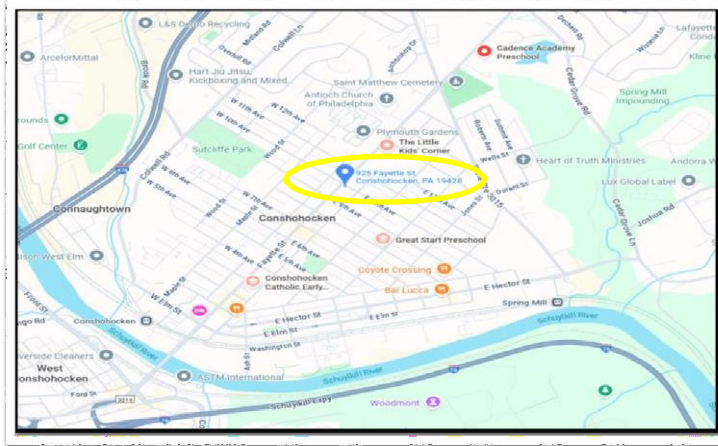
Year Built	1925
Square Footage	5,550+- square feet
Lot Size	12,000+- square feet
Zoning	R-O; Residential Office
Parking	2-car garage plus 20 parking stalls
Street Frontages	50' Fayette Street; 236' E. 10 th Street; 50' Harry Street
SEPTA Bus Service	Routes 95 & 97, 100' from property
SEPTA Regional Rail	Manayunk/Norristown Line (2) Stations: Conshohocken Station Spring Mill Station



IMPORTANT FEATURES

- (10) offices, plus (2) large conference rooms (1 with stone fireplace with gas insert)
- (3) Half baths (one per floor, 1st floor is ADA compliant)
Full bath on 3rd floor
- All office doors are ADA compliant, 36" wide doors with ball bearing hinges and levers
- Abundant insulation of floors and interior walls
- Nearly all offices have Anderson "A" Series replacement windows that are fully operable
- New roof and gutters/downspouts (2022); transferrable warranty
- Full building burglar and fire alarm system with central monitoring
- Sprinkler system first floor and lower level
- (6) CCTV cameras
- (2) 200-AMP circuit breaker electric boxes
- Two new (Lennox) HVAC Units with controls (2024); transferable warranty
- Parking lot resurfaced (2024)
- Full kitchen in the lower level

CONSHOHOCKEN BOROUGH DAY CARE CENTERS /PRESCHOOL



Proximity to 925 Fayette Street:

1. Conshohocken Catholic Early Childhood Center - 0.6 miles
2. Great Start Preschool - 0.4 miles
3. The Little kid's Corner - 0.2 miles
4. Cadence Academy Preschool - 0.7 miles

Additional amenities within 1 mile of 925 Fayette Street:

Restaurants:

- The Great American Pub
- Stone Rose
- Jasper's Backyard
- Flanigan's Boathouse
- Nudy's Café

Hotels:

- Marriott
- West & Main
- Residence Inn

Banks:

- Bank of America
- Wells Fargo
- Santander
- PNC
- WSFS

DEMOGRAPHIC DATA FOR 925 FAYETTE STREET

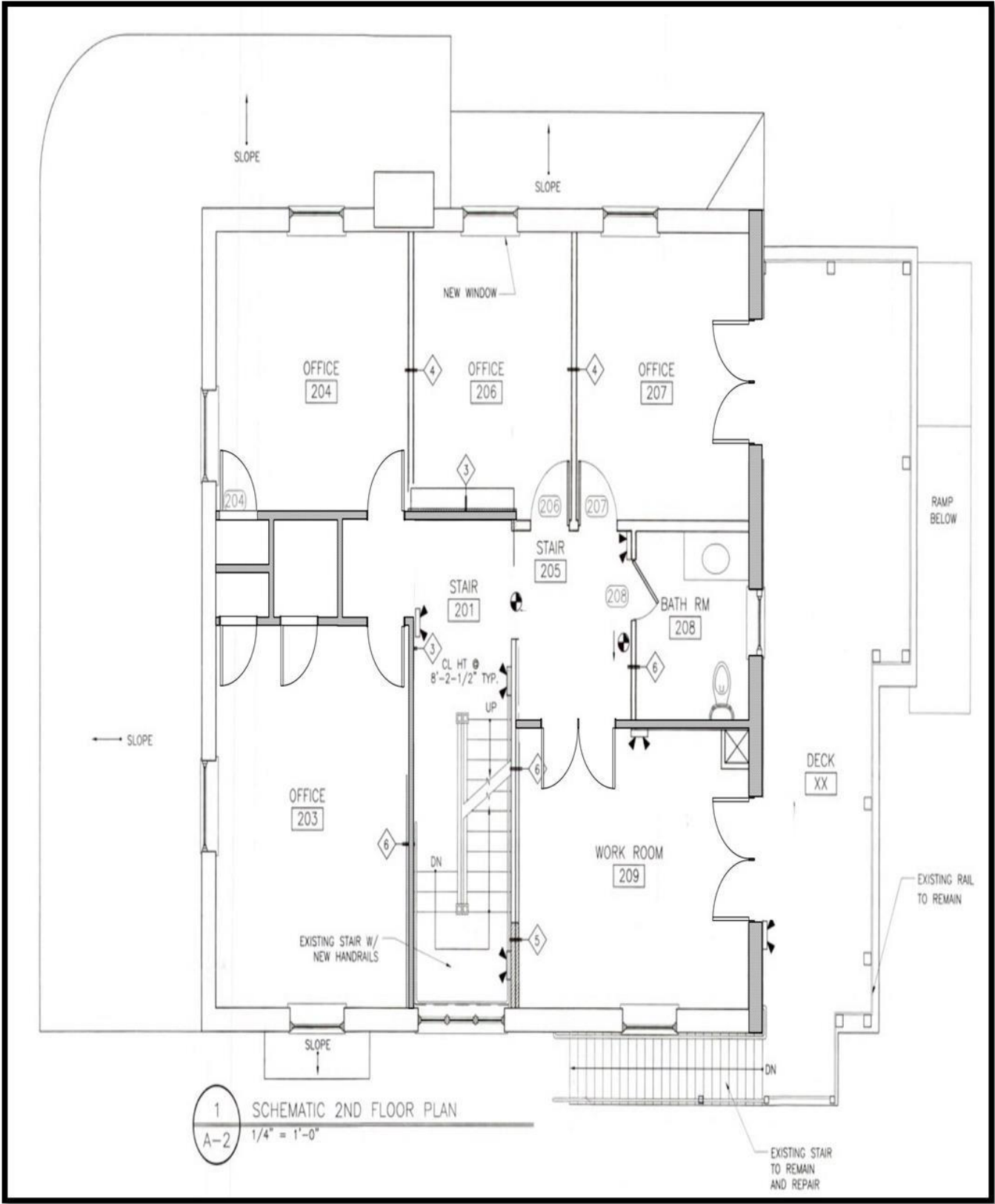
MILE RADIUS:	1 MILE	3 MILES	5 MILES
DEMOGRAPHIC CRITERIA			
2025 Population:	17,363	62,169	214,030
2025 Median HH Income:	\$111,305	\$116,927	\$107,266
2025 Average HH Income:	\$142,911	\$173,251	\$165,285
2025 Per Capita Income:	\$70,913	\$74,434	\$64,603
2025 Median Home Value:	\$541,906	\$559,612	\$517,685
2025 Average Home Value:	\$553,913	\$654,326	\$637,300

TIME & DISTANCE FROM 925 FAYETTE STREET, CONSHOHOCKEN, PA 19428

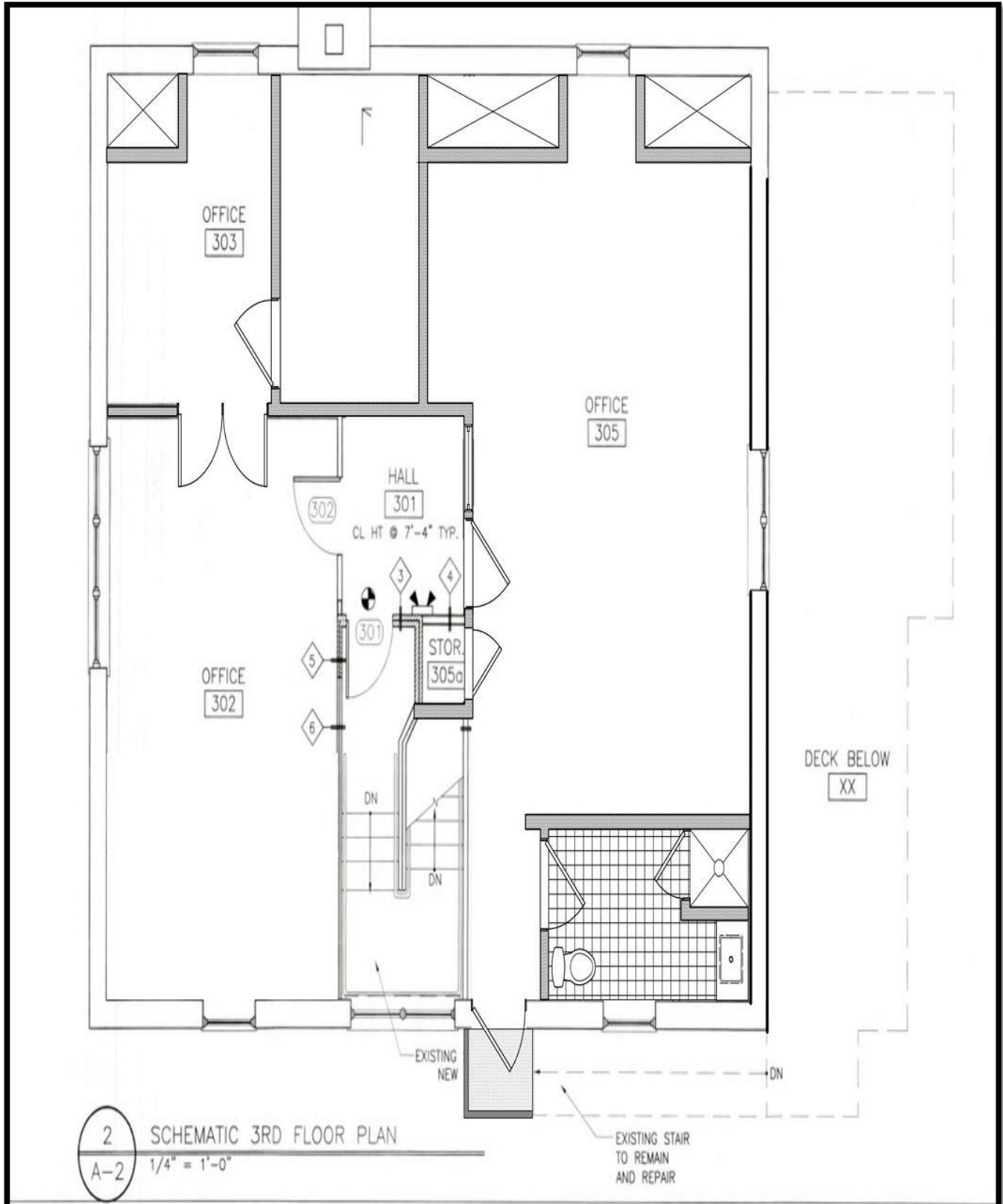
Location	Time	Distance
Plymouth Meeting Mall & Northeast Extension	9 minutes	3.2 miles
King of Prussia Mall & Pennsylvania Turnpike	12 minutes	6.9 miles
Philadelphia City Hall	29 minutes	14.9 miles
Philadelphia International Airport	33 minutes	24.8 miles
Allentown	57 minutes	48.8 miles
Harrisburg	2 hours	94.5 miles

2 SCHEMATIC 1ST FLOOR PLAN
A-1 1/4" = 1'-0"

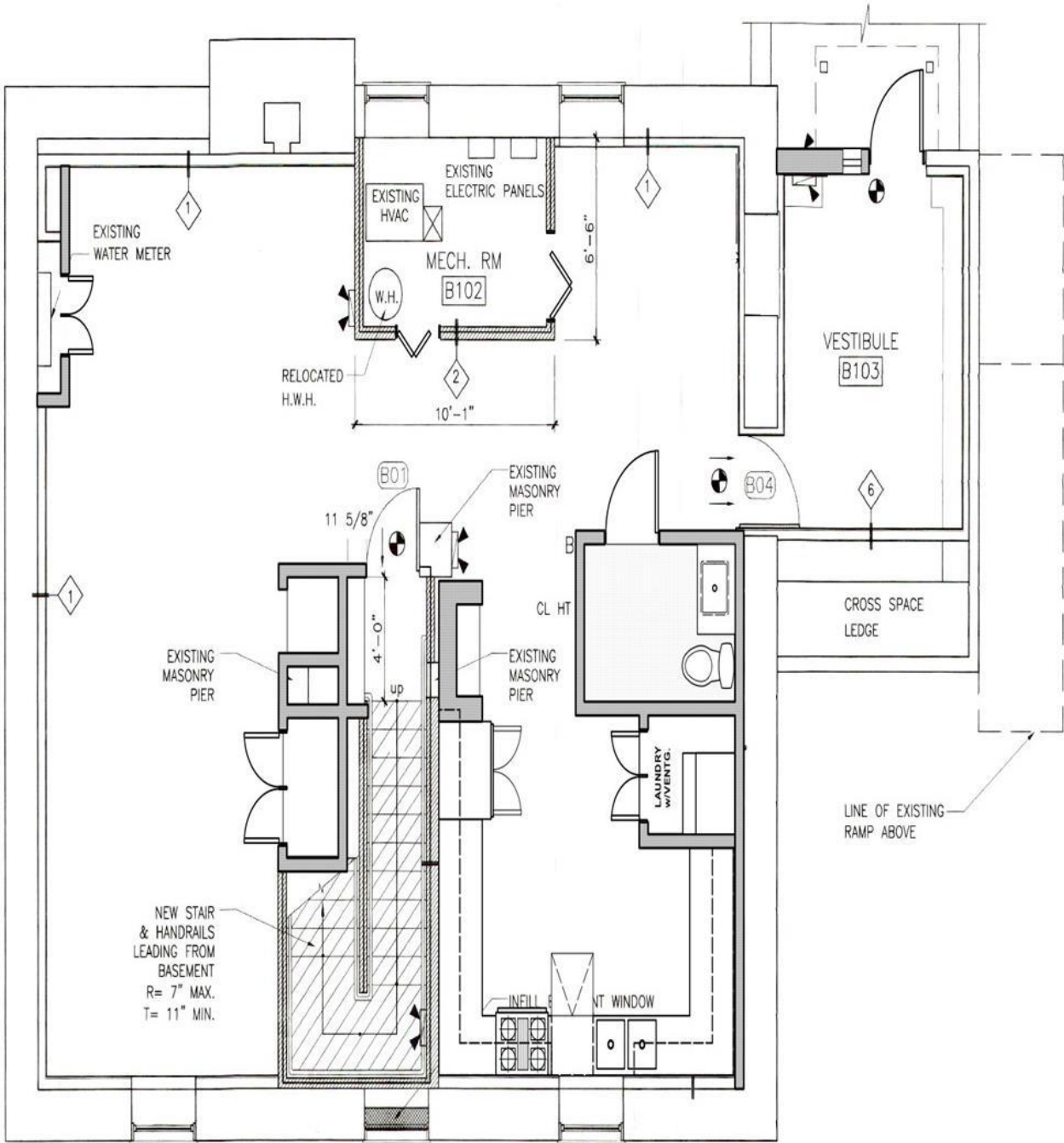
SECOND LEVEL
FLOOR PLAN



THIRD LEVEL FLOOR PLAN



BASEMENT
FLOOR PLAN



1 SCHEMATIC BASEMENT PLAN
A-1 $1/4'' = 1'-0''$