

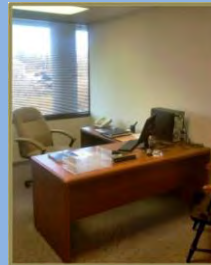
For Sale – Office Condominium

250 W. Lancaster Avenue – Suite 100 – Paoli, PA



Sale Price - \$255,000 – 1,125 RSF

- 1st Floor Suite located on Route 30 opposite Paoli Hospital
- Corner Unit features wrap-around windows in conference room
- 2 parking spaces located at front entrance
- Reception area, 2 Private offices, open area, conference room and coffee counter
- ADA Restroom in suite
- Ideal for professional or medical user
- Professionally Managed Property
- Easy access to all major arteries including Route 30, 29, 252 & 202



For more information, please contact:

Philip R. Earley, CCIM
JoAnn West

610-225-0900
610-225-0913

www.liebermanearley.com

philearley@liebermanearley.com
jwest@liebermanearley.com



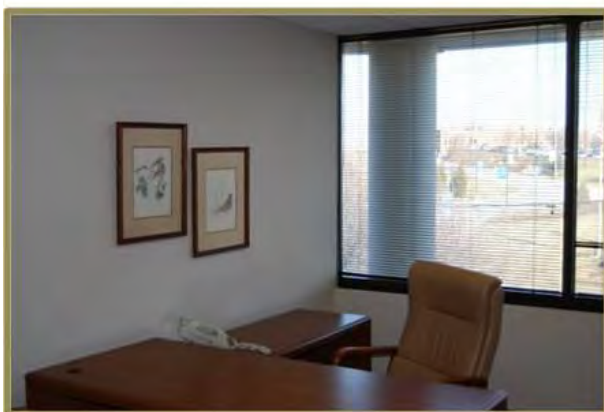
FRONT ENTRANCE



OFFICE 1



COFFEE STATION



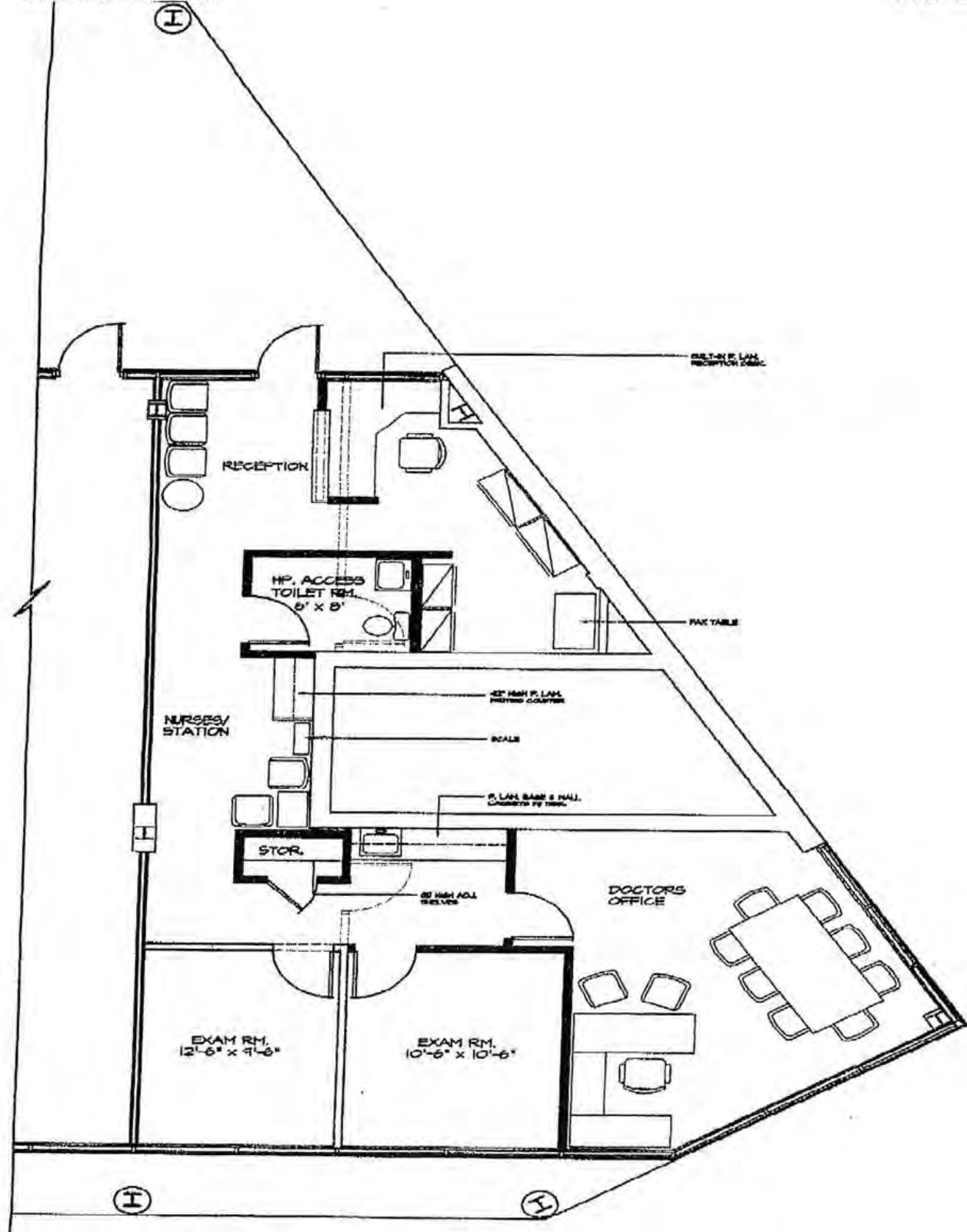
OFFICE 2



SEATING AREA

OCT-15-98 THU 14:50

P. 02/02



Paoli Medical and Professional Commons
2016 Budget

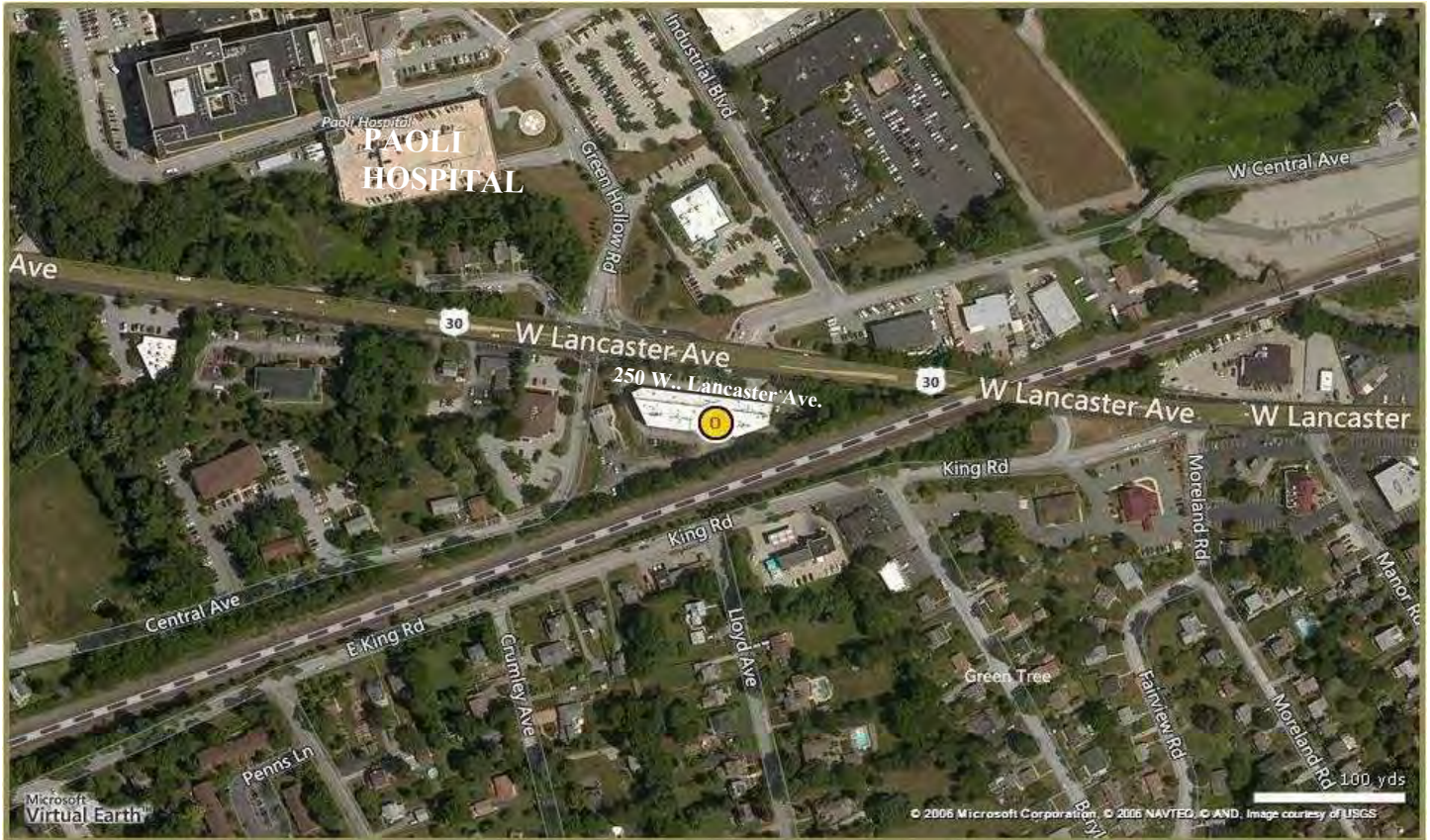
INCOME

Condominium Fees	\$	219,796
Late Charges/Fines	\$	-
<u>Total Income</u>	\$	<u>219,796</u>

EXPENSES

Insurance	\$	16,415
Sewer	\$	2,995
Water	\$	8,426
Electric	\$	30,510
Maintenance & Repair	\$	26,000
Roof	\$	2,300
Security	\$	1,500
Fire Protection	\$	8,500
Elevator	\$	8,500
C/A HVAC	\$	3,000
Window Cleaning	\$	3,600
Trash Removal	\$	7,806
Exterminating	\$	2,300
Janitorial	\$	27,000
Janitorial Supplies	\$	300
Landscape - Exterior	\$	9,244
Snow Removal	\$	8,000
Professional Fees	\$	33,127
(Management; Office; Accounting; Legal)		
Other/Contingency	\$	1,000
<u>Total Expenses</u>	\$	<u>200,523</u>
<u>Net Operating Profit (Loss)</u>	\$	<u>19,273</u>

Capital Expenditures	\$	13,000
Total Reserve	\$	(13,000)
<u>Final To (From) Reserve</u>	\$	<u>6,273</u>



Total Building Size - 37,144 SF

Annual Real Estate Taxes \$ 2,616

Condo Fee - \$548/monthly

Owner's Pro Rata share is 3.03%

Water & Sewer are included in the Condo Fee

Electric is separately metered

HVAC Maintenance is Unit Owners Responsibility

Additional Parking is available in the adjacent parking lot owned by the Church. The entire lot is available with the exception of two spaces that are the exclusive use of the Clergy or Church personnel.

Paoli Medical & Professional Commons

250 W Lancaster Ave - Paoli, PA 19301

