<u>Lieberman Earley & Company</u>

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 610-225-0900philearley@liebermanearley.com610-225-0913jwest@liebermanearley.comwww.liebermanearley.com

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

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FRONT ENTRANCE



OFFICE 1



COFFEE STATION

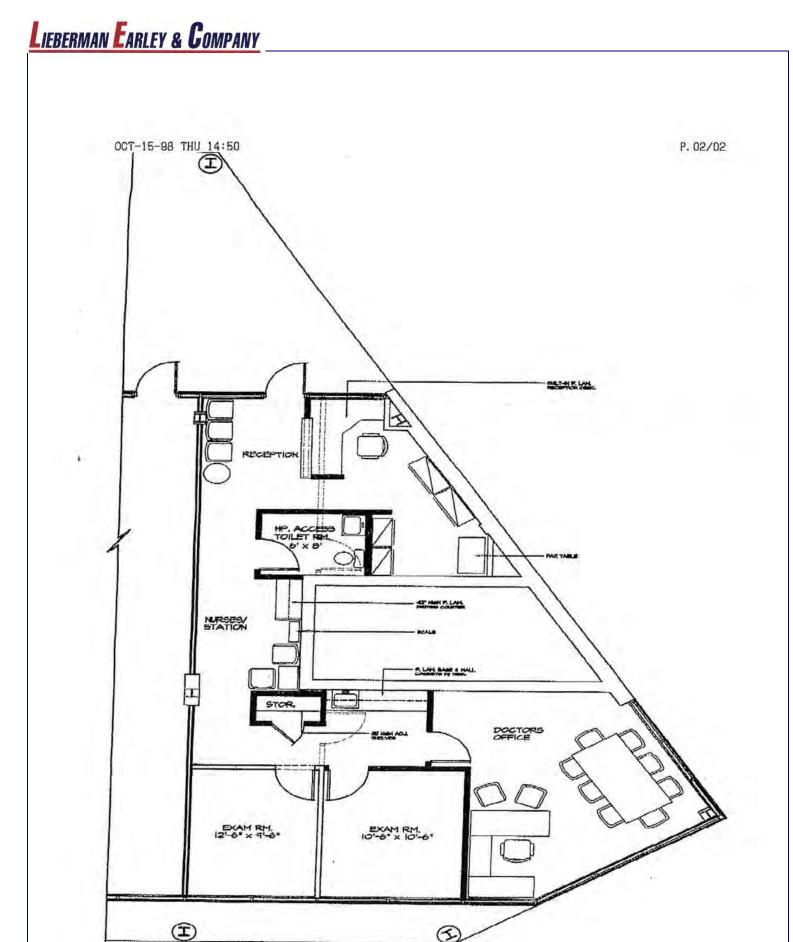


OFFICE 2



SEATING AREA

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Paoli Medical and Professional Commons 2016 Budget

INCOME

Condominium Fees	\$	219,796
Late Charges/Fines	\$	-
<u>Total Income</u>	<u>\$</u>	219,796
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
Total Expenses	\$	200,523
Net Operating Profit (Loss)	\$	19,273
Capital Expenditures	\$	13,000
Total Reserve	\$	(13,000)
<u>Final To (From) Reserve)</u>	<u>\$</u>	6,273



Prepared by Brite Realty Services, Inc.

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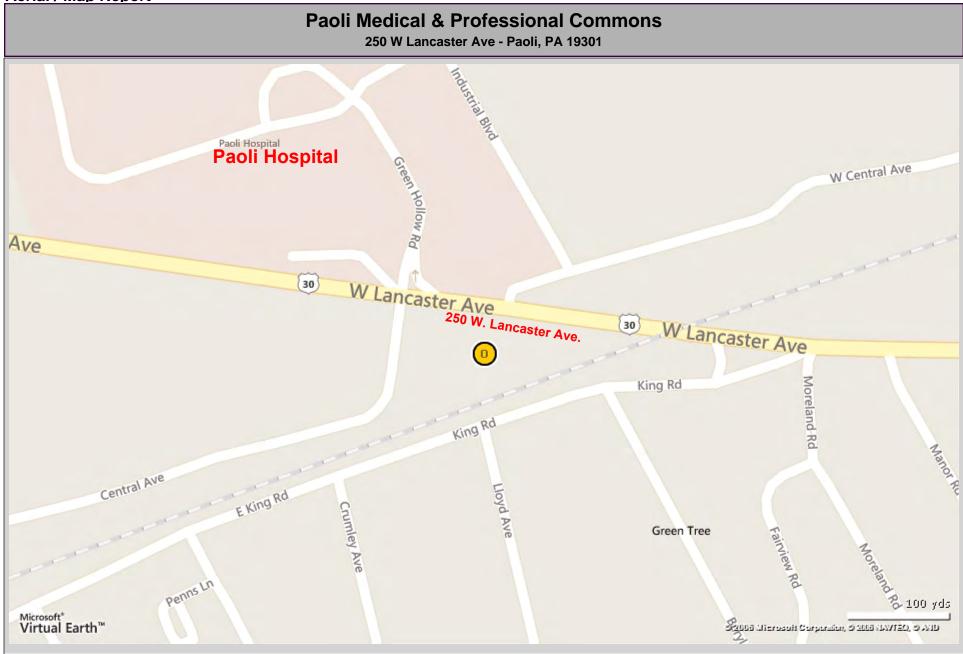


Total Building Size -37,144 SFAnnual Real Estate Taxes\$ 2,616

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.

Aerial / Map Report



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