



12640 Dunks Ferry Road

Philadelphia, PA 19154

OFFERING SUMMARY

Sale Price:	\$1,800,000/\$166.67 PSF
Lease Price:	\$8.50 PSF NNN
Building Size:	10,800 SF
Available SF:	10,800 SF
APN:	77-8-1440-00
Built:	1967
Parking:	40+ vehicles

Property Overview

This 10,800 +/- SF one-story school annex building, with additional land, is available for sale or lease - featuring 9 classrooms, 2 offices, men's and women's restrooms, an employee lounge, meeting room, kitchen, outdoor play area and ample parking. This building is located within the 12.2 acre Saint Anselm Roman Catholic Church campus, comprising several buildings to include the Church, Annex Building, Living Quarters and Gymnasium.

Property Highlights

Construction: Exterior walls: red brick over concrete
 Floor: vinyl over concrete in classrooms
 Roof: flat precast concrete plank roof deck with built up composition roofing material
 Heat: Weil McLain gas-fired low pressure steam boiler provides heat via perimeter radiators
 A/C: Individual Comfort Star Plus units mounted in each room
 Power: 120/208 volt, 3 Phase, 4 Wire with (1) 175 amp service and (2) 200 amp panels

Location Overview

- Located in Northeast Philadelphia
- 0.4 miles to Byberry Road, 0.6 miles to Academy Road, 5 miles to Woodhaven Road (Route 63)
- 1.2 miles to Philadelphia Mills Mall



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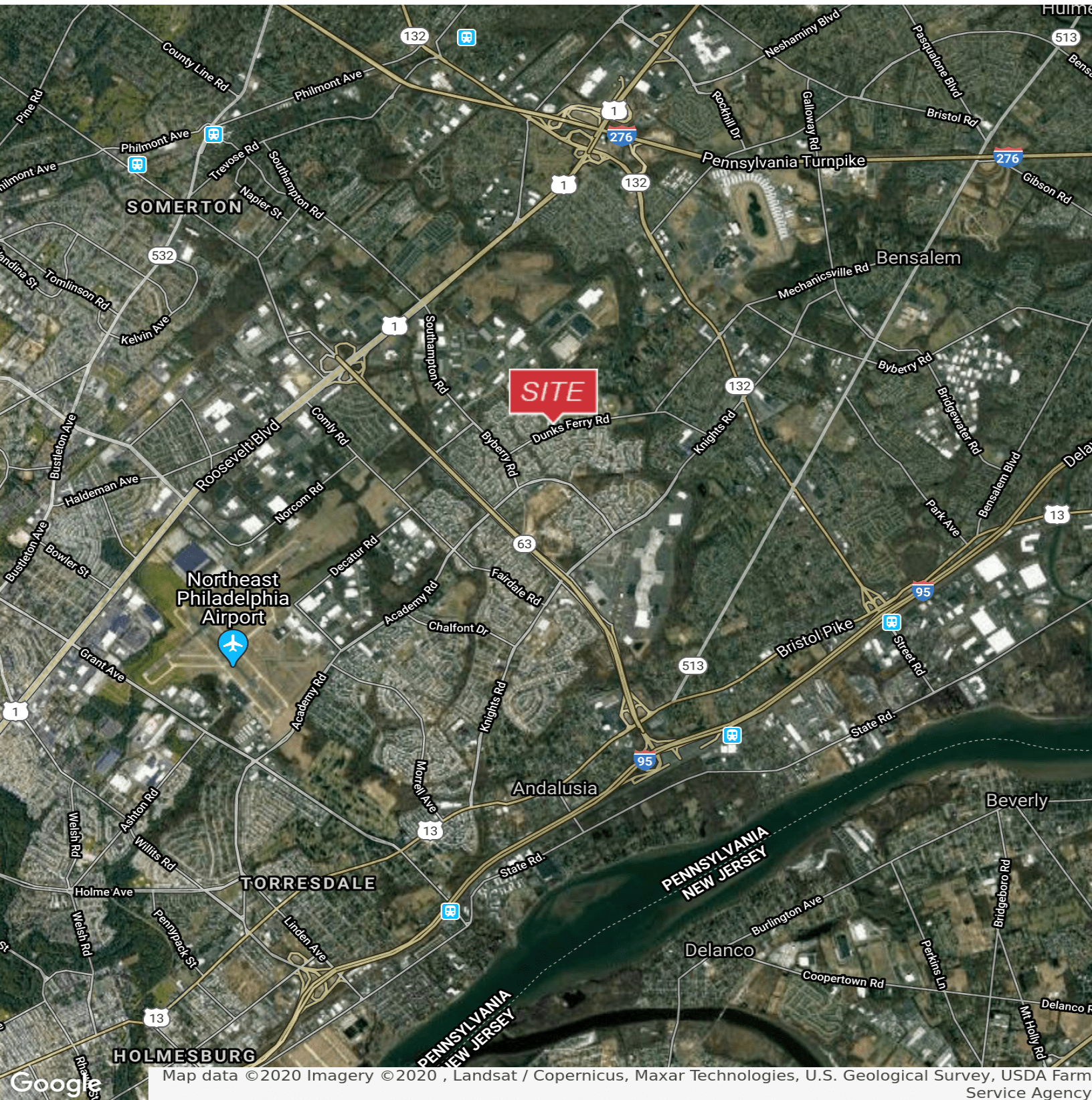
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