

AVAILABLE FOR SALE 1201 E. HECTOR STREET • CONSHOHOCKEN



SALE PRICE: \$1.2 MILLION

PROPERTY HIGHLIGHTS:

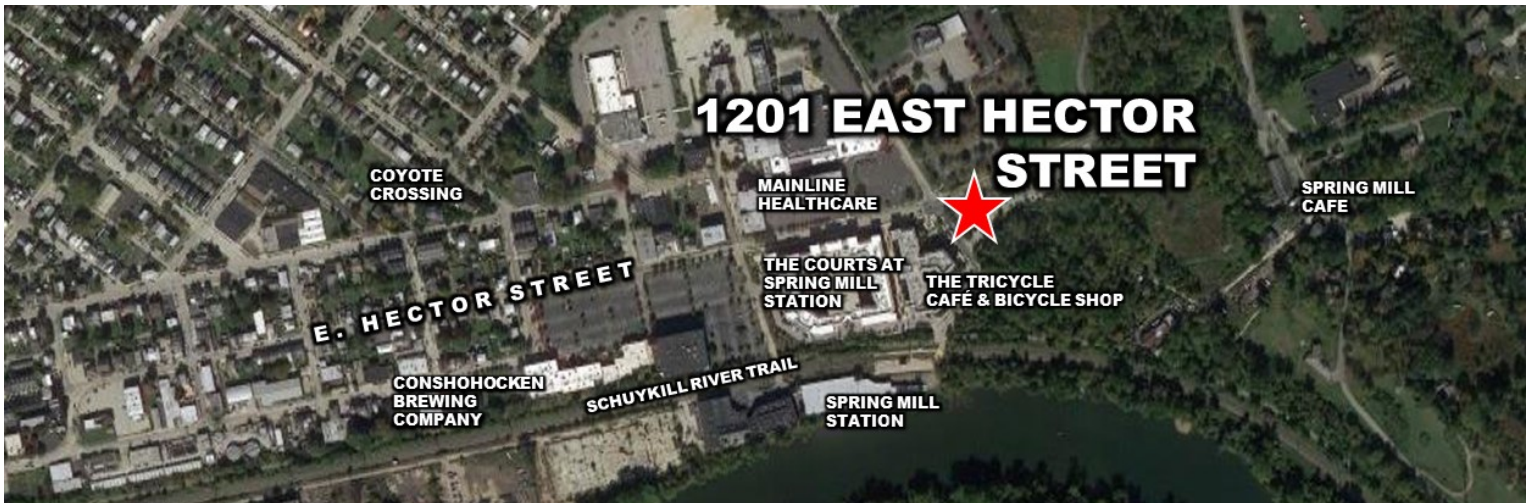
- 5,064 rsf office building
- 11 exclusive property parking spaces
- 10 executive offices
- Within walking distance to Spring Mill Train Station
- Close proximity to restaurants, banking & retail
- Prominent signage opportunity

Gene McHale gmchale@beaconcre.com | **Colin McHale** cmchale@beaconcre.com | **610.828.0100**

290 King of Prussia Road | Building 1 | Suite 200 | Radnor, PA 19087 | 610.828.0100 (o) | 610.828.3873 (f) | www.beaconcre.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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PROPERTY DETAILS

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OPERATING EXPENSES:

	2018	2019	2020	
Aqua Pennsylvania Water Company	\$312.95	\$305.52	\$363.14	Domestic Cold Water
Diego Cerdas Landscaping	\$3,498.00	\$3,498.00	\$3,498.00	Landscaping
Blizzard Wizard Snow Removal	\$1,000.00	\$410.00	\$120.00	Snow Plowing
PECO (Gas and Electric)	\$3,034.79	\$3,032.68	\$2,550.57	All electric, gas and AC
Horizon Trash (later bought by Republic)	\$934.00	\$803.00	\$1,110.50	
Local School Taxes	\$2,833.25	\$3,003.85	\$3,081.95	
Local Real Estate Taxes	\$931.16	\$829.44	\$889.15	
Building Insurance	\$1,903.00	\$2,060.00	\$2,132.00	Donegal
Total	\$14,447.15	\$13,942.49	\$13,745.31	

ROOF: Replaced in 2014

HVAC: 3 units, Trane XB10, 3-ton, Model #2ttb0036a1000aa
Dated May 2007 and in good working order

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