



Office Building For Sale - 7 Church Rd, Hatfield, PA



Hoffman Realty Group, LLC - 215-641-4600 - HoffmanRE.com - 794 Penllyn Pike, Blue Bell, PA 19422





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Property Specifications

- 9,400 Square Foot 2-story office condo
- \$79,266 net operating income (NOI) in 2018
- Potential for \$100,000 NOI (9.4% cap rate!)
- Numerous recent interior renovations
- Hilltown Township, Montgomery County
- Ample parking close to entrance
- Extensive office fit-out on both floors
- 31,000 Daily traffic count on Route 309
- Parking lot renovated in 2016
- New roof installed in 2006



- New HVAC installed in 2015
- Annual Taxes \$21,542
- Public water and sewer
- Located next to 2 thriving auto dealerships
- Located 5 miles from PA Turnpike

Approximate Cash Flow

Item	Sq. Ft.	Rate per SF	2018	2019	Potential	Notes
Liberty Financial rent	3,900	\$12.85 modified gross	\$50,148	\$50,148	\$50,148	Approx. 2 years left on 5 year lease.
1st Floor tenant rent	800	\$12.00 modified gross	\$9,600	\$9,600	\$9,600	
Skyline rent	2,350	\$12.77 gross	\$46,713	\$30,000	\$35,250	2nd floor, month-to-month
Vacant space	<u>2,350</u>	\$15.00 gross estimated	<u>\$0</u>	<u>\$0</u>	<u>\$35,250</u>	
TOTAL INCOME	9,400		\$106,461	\$89,748	\$130,248	
Real estate taxes			-\$21,900	-\$21,900	-\$21,900	Paid by Landlord
Building insurance			-\$2,295	-\$2,295	-\$2,295	Paid by Landlord
CAM			<u>-\$3,000</u>	<u>-\$3,000</u>	<u>-\$3,000</u>	Portion paid by Landlord
TOTAL NET INCOME			\$79,266	\$62,553	\$103,053	
Landlord pays all real estate taxes and building insurance. Only Liberty and other 1st floor tenant pay a share of costs.						
Skyline pays no costs, and has a month-to-month lease at a very low rate.						



