

5427 Germantown Ave
Street View

5427 Germantown Ave

Philadelphia

Map data ©2014 Google 2 mi

BHHS Fox & Roach-Land Development

Member Full Report courtesy of: Edward Ritti

1 to 1 of 1 Listings

Office: (610) 889-1475

Office Phone: (610) 889-1475

E-mail: ed.ritti@foxroach.com

1 5423-27 Germantown Ave, Philadelphia, PA 19144**COM ACT \$925,000.00**

MLS #:	6399511	\$/SqFt:	\$39.90
MLS Area:	19144	#Bldgs/Units:	1 /
	19144	#Stories:	3.0
County:	Philadelphia	Type:	Commercial
Tax ID #:	884342064	Age:	130
Subdiv / Ne:	Germantown	Sale/Ls/Both:	S
School Dist:	Philadelphia	Land Only:	N
Bldg/Center:		Wt/front:	N
Approx Dim:	78x147	Land SqFt:	11,326
Acres:	0.26	BldgSqFt:	23,184
		Internet:	Y/Y



Financial Info	Other Info	Lease Info
RE Taxes/Mr:	3508 /2014	Land Use: LCO
Assessment:	261800	Zoning: R4
Gross Ann Inc:		LsdUnits:
Total Expenses:		Ann Lse \$/SqFt:
		SqF Avail:
		Avail Date:
		Ann Lse Price:
		Mon Lse Price:
		Min Lse-Mo:

Features

Heating/Cooling/Utilities: Public Water, Public Sewer, Oil, Hot Water, Hot Air, Steam, MixedPlumb, OnSiteOil

Util Avail: WaterUtil, SewerUtil, GasUtil, ElecUtil, PhoneUtil, ChlTVUtil

Type: Commercial, RetailSpace, Warehouse, OtherTypeBid

Interior: WoodFir, PlaterInWll, MasonInTWll **Exterior:** PubTransNear, SignExt, MasonryExt

Lot Info: Urban, MiddleBlock, LevelTopo

Other: FeesSimple, Land&Building

Remarks

Public: Located in Historic Germantown near significant cultural and educational institutions. Presently the home for The Cunningham Piano Company, this three story, stone with wood trim, Gothic Revival style building is now available for sale. Large building with many opportunities. Interested parties should research zoning possibilities for loft conversion, medical facility, religious or education institutional use, among others.

Additional: Listing agent to accompany property tours.

Directions:**Cross Street:** Coulter**Map Grid:****Brokerage Information**

BHHS Fox & Roach-DoylesTown	PFR-DOY	(215) 348-1700	SB:		OP:	\$925,000.00
ListAgent: Kurtis Marheka	60050054	(215) 778-6594	BB:	3	Ldt:	05/30/2014
ColistAg: Edward Ritti	Appointment Phone:	(215) 778-6594	TBr:	0	XDt:	05/14/2015

Show: Listing agent must accompany showing. Appt. phone is mycell #**Show:** CallToShow, LAMustAccShw, OwnerPresent**Poss:** NegoPoss

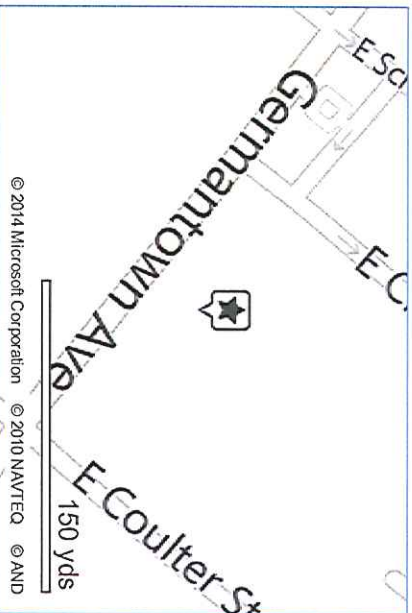
Owner:	Galassini-Oliver Realty LLC	Agmt:	ER	OMD:	
		Sign:	N	DVB:	N LMD: 06/10/2014
		BkInt:	N	LBon:	DOM: 32
		Disclosure:	N	PRExc:	N PMP: 32
		Short Sale:	N		

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TREND Realty Records Detailed Report courtesy of: Edward Ritti

1 of 2 Total Properties

Office: 610-889-1475
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E-mail: ed.ritti@foxroach.com5423-27 Germantown Ave
Philadelphia, PA, 19144-2223
Philadelphia, Philadelphia County
Tax Map: 96N3 Lot: 9

TREND

Photo Date: 6/2014

Summary Information

Owner	Galassini-Oliver Realty L	Prop Class	Industrial
Owner Addr	5423 27 Germantown Ave	Record Date	03/27/2008
Owner City St	Philadelphia, PA	Settle Date	02/27/2008
Owner Zip+4	19144-0000	Sale Amt	\$800,000
Owner Cr Rt	C038	Annual Tax	\$3,508

Geographic Information

High Sch Dist	Philadelphia City	Old TaxId	122127700
Ward	88	Latitude	40.033369
TaxId	884342064	Longitude	-75.17084
Tax Map	96N3	Census	0246.004
Lot	9		

Assessment & Tax Information

Tax Year	2014	Taxable Bldg Asmt	\$216,900	Asmt As Of	01/2013
Municipal Tax	\$1,576	Taxable Total Asmt	\$261,800	Assessors Total Mkt	\$261,800
School Tax	\$1,933	Total Land Asmt	\$44,900	Mkt Val As Of	01/01/2013
Annual Tax	\$3,508	Total Bldg Asmt	\$216,900		
Taxable Land Asmt	\$44,900	Total Asmt	\$261,800		

Lot Characteristics

Frontage	78.00	Sq Ft	11,515	Shape	Rectangle
Depth	147.63	Acres	0.26	Zoning	RSA2

Building Characteristics

Bldg Sq Ft	23,184	Exterior	Masonry
Stories	3.00	Utils Sep	All Sep

Codes & Descriptions

Land Use	(LC0) Ind: Whse, Masonry
Exempt Desc	None

County Bldg Desc **Phila Reg Historic Places****MLS History Information**

List Number	Status	Status Date	Price
6399511	ACT	5/30/2014	\$925,000

Transaction History (Complete)

Record Date	Settle Date	Sale Remarks:	Record Date	Settle Date	Sale Remarks:	Sale Amt	Doc Num	Sale Amt	Price
	3/27/2008		3/27/2008	8/13/1980		\$800,000		\$800,000	
	2/27/2008	BlanketDeed	2/27/2008	8/13/1980			51876661		
Owner Names: Galassini-Oliver Realty L									
Mort Rec Date	3/27/2008		Mort Rec Date	3/27/2008		Mort Amt	\$500,000		
Mort Date	2/29/2008		Mort Date	2/29/2008		LenderName	National Penn Bk		
Remarks: BlanketMort, HomeEquityLoan									
Mort Rec Date	3/27/2008		Mort Rec Date	3/27/2008		Mort Amt	\$140,000		
Mort Date	2/29/2008		Mort Date	2/29/2008		LenderName	Cunningham Piano Co Inc		
Remarks: BlanketMort, HomeEquityLoan									
Mort Rec Date	3/27/2008		Mort Rec Date	3/27/2008		Mort Amt	\$500,000		
Mort Date	2/29/2008		Mort Date	2/29/2008		LenderName	National Penn Bk		
Remarks: BlanketMort, HomeEquityLoan									
Mort Rec Date	3/27/2008		Mort Rec Date	3/27/2008		Mort Amt	\$720,000		
Mort Date	2/29/2008		Mort Date	2/29/2008		LenderName	National Penn Bk		
Remarks: Conv, BlanketMort, HomeEquityLoan									
Record Date	8/13/1980		Record Date	8/13/1980		Sale Amt	\$35,000		
Settle Date	8/13/1980		Settle Date	8/13/1980					
Sale Remarks: FairValue									
Owner Names: Reber, Doris C									
Owner Remarks: PlusOthers									

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