

# OFFICE BUILDING FOR SALE

2960 WEST GERMANTOWN AVENUE  
EAST NORRITON, PA 19403

## HIGHLIGHTS

- User/Investment opportunity!
- 4.3 acre parcel with high visibility
- Commercial zoning–potential for redevelopment
- Detached garage for additional tenant storage
- Asking \$575,000

## BUILDING SPECS

- 8,343 s.f. office building
- Wood frame construction, built in 1950
- Parking ratio: 2.5/1,000
- 2,845 s.f. available
- Approximately 500 feet of frontage on Germantown Pike

## AREA AMENITIES

- 2 miles to Einstein Medical Center/Valley Forge Medical Center
- Close proximity to various fast food restaurants, banks, gas stations
- Adjacent to Kinetix Sports Club
- 1.5 miles to Acme/Sav-on



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**CALL 215-643-4471 TODAY !  
OR VISIT  
WWW.NAPPENREALTY.COM**

**NRS**  
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