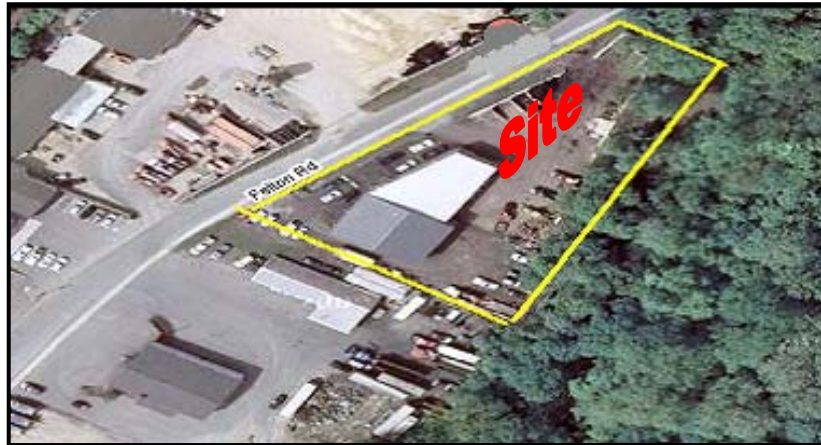


Price Reduced!

Sale

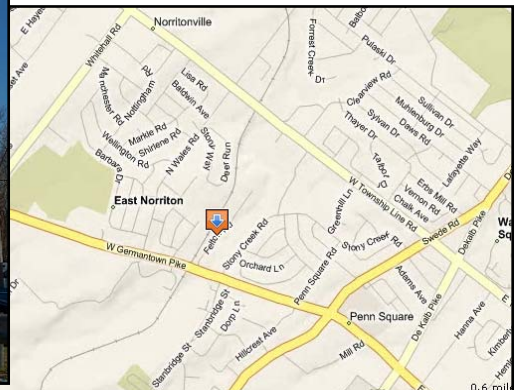
**2941 Felton Road
East Norriton Township
Montgomery County, PA**



This Flex Building is divided into two sections: 4,834 SF (currently leased), and 3,500 SF (currently vacant). Both have separate fenced yard areas.

- ◆ Lot Size: 1.5 acres
- ◆ Zoning: Industrial
- ◆ Metal and Masonry Construction
- ◆ Taxes: \$8,064
- ◆ Close proximity to Routes 202, 363, 476, 76 and 276.
- ◆ Unit 1 consists of 2,000 SF of warehouse space and 1,500 SF of Office (Unit 1 is Vacant)
- ◆ Unit 2 consists of 3,334 SF of warehouse space and 1,500 SF of Office (Unit 2 is leased to a national tenant at \$4,500/month)
- ◆ This property is ideal for an investor/user or investor.
- ◆ Building Size: 8,334 square feet
- ◆ Utilities: Public Sewer and Water
- ◆ Central Air in office / Propane Hot Air
- ◆ Assessment: \$249,160

Asking: \$1,100,000.00



For additional information, please contact:

Michael E. Mulroy

TORNETTA REALTY CORP.

910 Germantown Pike, Plymouth Meeting, PA 19462
610-279-4000 / FAX: 610-275-6787



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