

GAS STATION ON 1.62 ± ACRES AVAILABLE FOR SALE



1498 Delmar Drive, Folcroft, PA

Sale Price: \$1,025,000

OVERVIEW:

Acres: 1.62 Acres
Pumps: 14 Pumps
Zoning: LIB- Light Industrial/ Business Park
Township: Folcroft Borough
Yearly Taxes: \$24,656
Traffic Count: 16,851 Vehicles per day

LOCATION: Within minutes of Route 95 and the Philadelphia International Airport. Located in the borough of Folcroft.

PROPERTY: Currently **Pacific Pride Gas Station** sitting on 1.62 acres. The site contains fuel tanks as well as a gas station overhead canopy.



Contact:



Phil Earley, CCIM
610.225.0900
philearley@liebermanearley.com

LIEBERMAN EARLEY & COMPANY

The Meadows · 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

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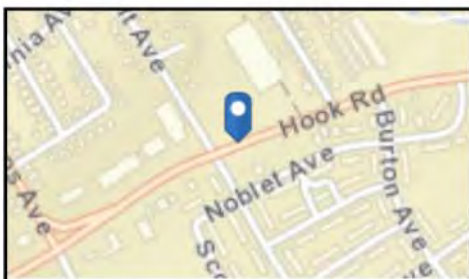
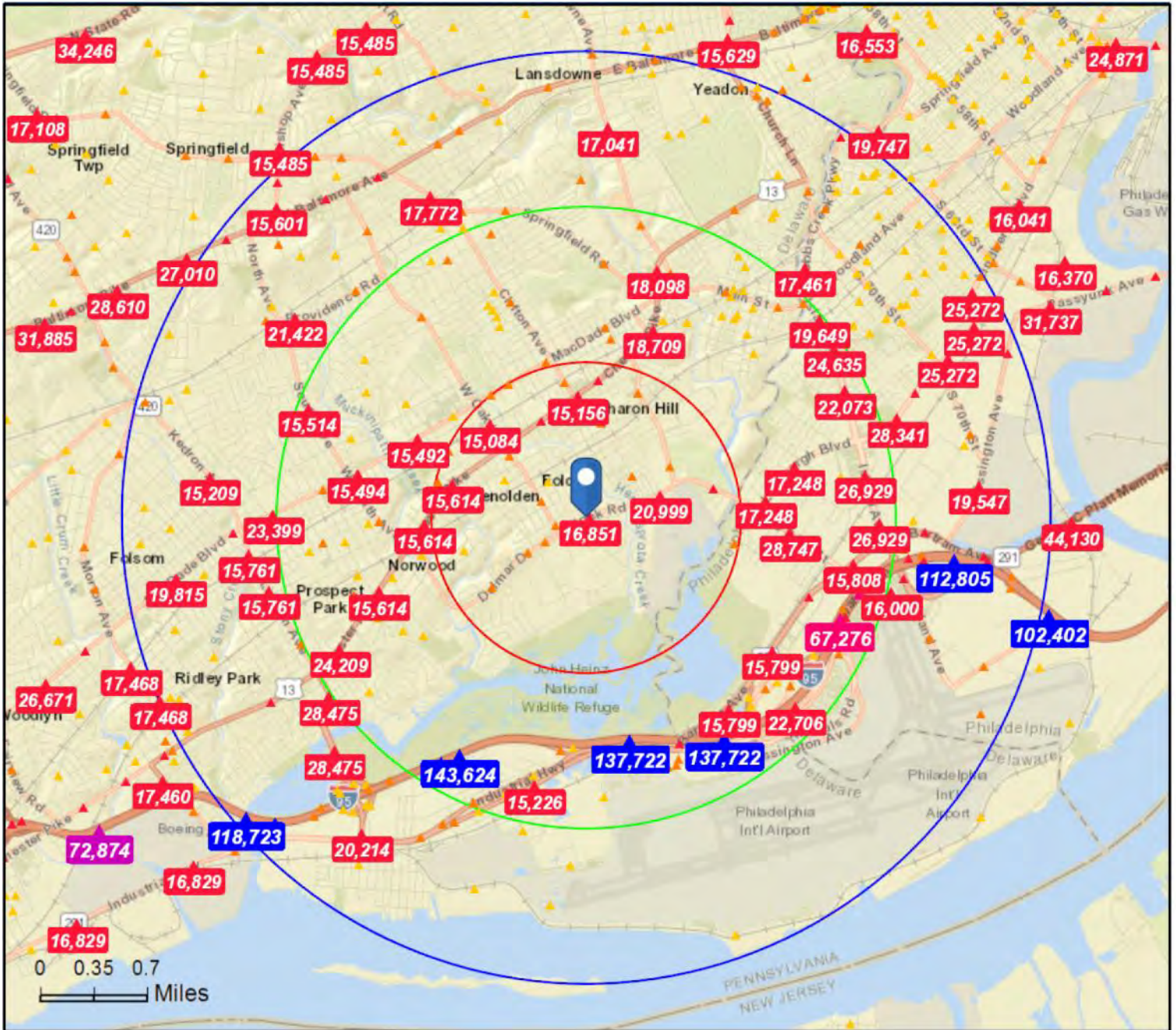
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Traffic Count Map

1498 Delmar Dr, Folcroft, Pennsylvania, 19032
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 39.89691
Longitude: -75.27324



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

