

**LIEBERMAN EARLEY & COMPANY BROKERS SALE OF AN
OFFICE/RETAIL BUILDING AT 1564 E. LANCASTER AVENUE IN PAOLI**

TREDYFFRIN TOWNSHIP, PALieberman Earley & Company, acting as the sole agent between the seller and the buyer, has negotiated the sale of a 9,872 square foot office and retail building located at 1564 E. Lancaster Avenue in Paoli.

John Lieberman, a principal of Lieberman Earley & Company in Wayne, PA., arranged the agreement of sale for the seller, Market Link Holdings of Berwyn, PA and the buyer, Katra Szilagyi LLC, of Phoenixville, PA.

1564 E. Lancaster is a two-story, modern, attractive building constructed of stone and stucco with an abundance of windows facing Lancaster Avenue on both floors each containing 4,936 square feet. This property was formally used as an exercise and wellness facility for Paoli Health and Fitness.

A few of the many features offered is a corner lot location consisting of 179 feet of frontage on Route 30, public water and sewer, gas fired combination heat and central air powered by 4 York compressors and 2 Trane compressors, upgraded electric with hard-wired alarm and smoke detectors, ceiling heights of 10 feet on the first floor and 9 feet on the second floor and an extensive amount of on-site parking spaces. The property has a highly visible location along Route 30 with SEPTA Bus Stop Route 105 on-site and Amtrak R5 Daylesford Station just 1 block away.

Lieberman Earley & Company serves clients located in Delaware, Chester and Montgomery Counties. The firm specializes in the sale, lease and management of office, industrial, retail, and investment real estate as well as land sites located throughout Southeastern Pennsylvania.

For additional
information,
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