

## FOR SALE: PRIME RETAIL DEVELOPMENT OPPORTUNITY

Build up to 10,000 SF on this parcel

193 Easton Road, Horsham, Montgomery County, PA 19044

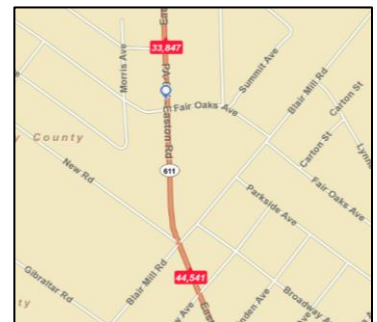
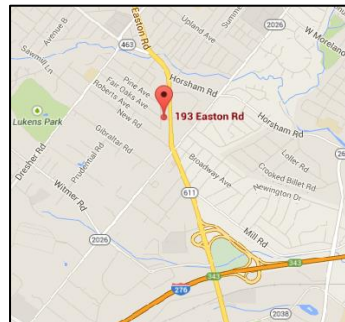


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This property is located near the corner of Easton Road (Route 611) and Blair Mill Road in Horsham Township, a signalized intersection close to the former Willow Grove Naval Air Base, Willow Grove Mall and major corporations. Zoned GC2 (General Commercial) which permits a wide variety of retail, industrial and office/professionals uses. This is a prior medical office with an existing second floor attorney tenant. This property is strategically located less than one mile from the Willow Grove exit of the Pennsylvania Turnpike.

Township:	Horsham Township
Zoning:	GC2 (General Commercial)
Water/Sewer/Gas:	Public
Year Built:	1940
Total Building:	2,308 SF
Acreage:	0.66 Acres/28,571 SF
Frontage:	100 FT on Easton Rd.
Traffic Count:	42,000 VPD
Asking Price:	\$225/SF or \$515,000



For more information, please contact:

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