

FOR SALE

\$525,000

564 KIMBERTON ROAD, PHOENIXVILLE, PA



MULTI-USE, 3-UNIT PROPERTY
Zoned C - Commercial

PROPERTY HIGHLIGHTS

- 3 Separate Units, 1 currently rented
- Zoning allows a multitude of uses
- Next to a busy Shopping Center
- Highly Visible on high traffic count road
- Great signage potential



**JENNIFER
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EACH OFFICE INDEPENDENTLY OWNED AND OPERATED



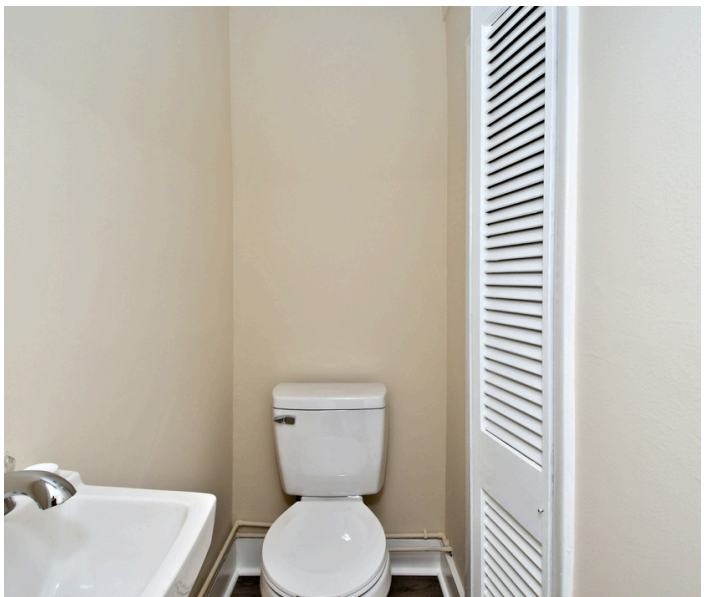
A fantastic opportunity to own a 3 unit commercial zoned property with AWESOME visibility and frontage on Kimberton Road/113! Live in the Main House and run your business in the detached unit, or rent out the house and former garage - YOUR CHOICE!



The main unit of the nearly half-acre property can be used as a House or Office with 3 private offices, Kitchen and Bath. Many updates have been made to this unit including flooring and windows. Some TLC needed to make this unit shine.

This detached unit is the perfect space to expand your business and consists of two large, open rooms and Bathroom.





The rear unit is MUCH BIGGER than it looks from the exterior and can also be used as a residential or commercial space, however, is now currently leased as commercial space. This space has 3 updated rooms, Full Kitchen and Bathroom. This property offers a multitude of allowable, by-right uses to suit your needs. With amazing frontage and signage opportunity next to a busy shopping center and high traffic counts on Kimberton Road/113, this property is a WIN-WIN-WIN!





**Just 5 minutes from
Downtown Phoenixville!**

**Enjoy all that Phoenixville has
to offer including night-life,
fine dining, shopping and
entertainment.**



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