



**AVAILABLE  
FOR SALE**

**\$550,000.00**

**Contact:**

**Alex Topalidis**

Cell: 484-473-5358

Office: 610-359-9700

atopalidis@capitalcomre.com

## OWNER/USER OFFICE CONDO FOR SALE



**LOCATION: 3501 West Chester Pike Newtown Square, PA 19073**

### PROPERTY HIGHLIGHTS:

- ◆ LOCATED IN THE HEART OF NEWTOWN SQUARE
- ◆ ON CORNER OFF BRYN MAWR AVE. & ROUTE 3
- ◆ WALKING DISTANCE TO ELLIS PRESERVE
- ◆ HIGH VISIBILITY ON WEST CHESTER PIKE
- ◆ 1ST FLOOR UNIT
- ◆ CONDO SIZE: 2,178 SF
- ◆ DIRECT ENTRANCE/EXIT ON SIDE OF BUILDING
- ◆ 41,409 COMBINED AADT; 56 PARKING SPACES

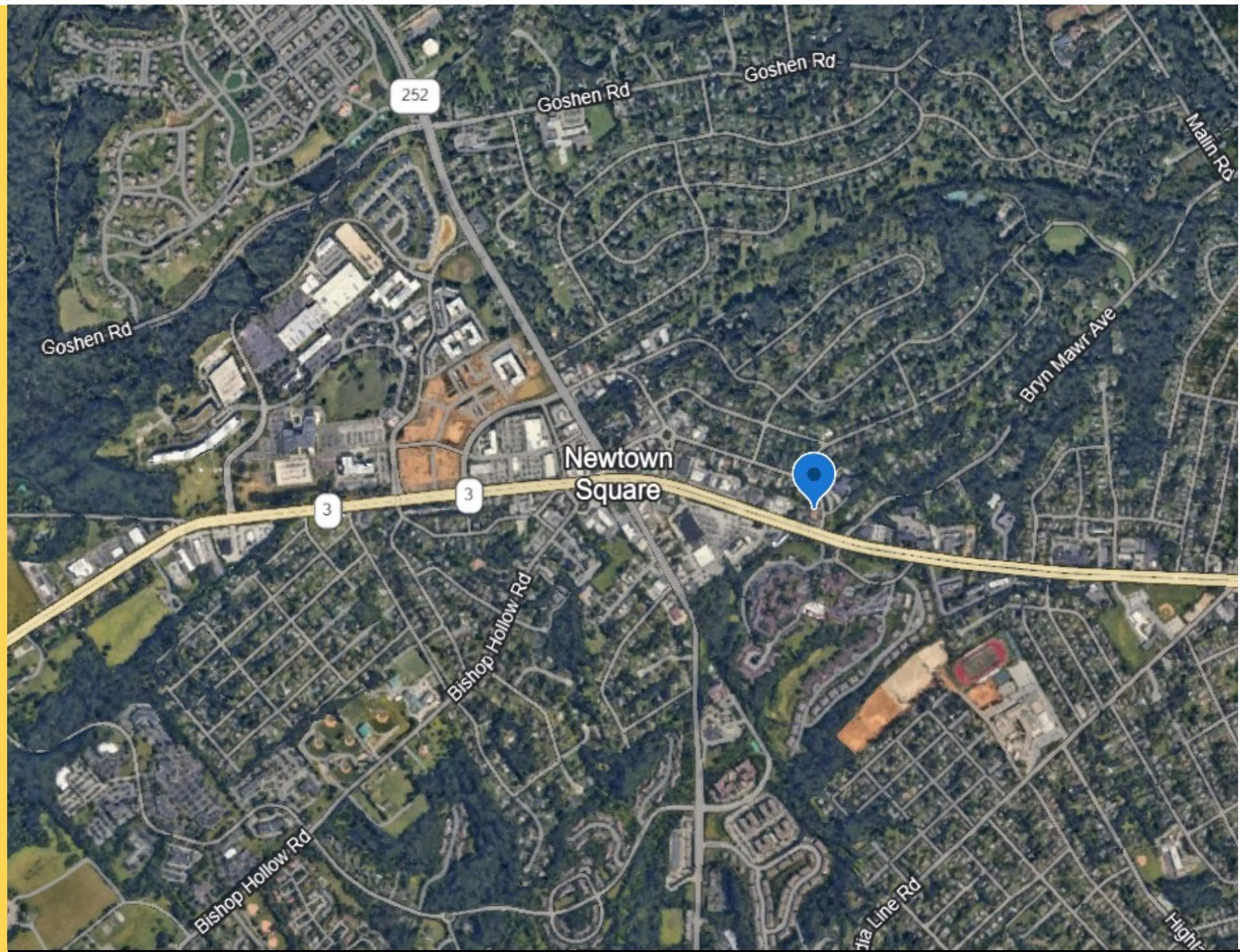
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing. Some properties may be in cooperation with another broker.



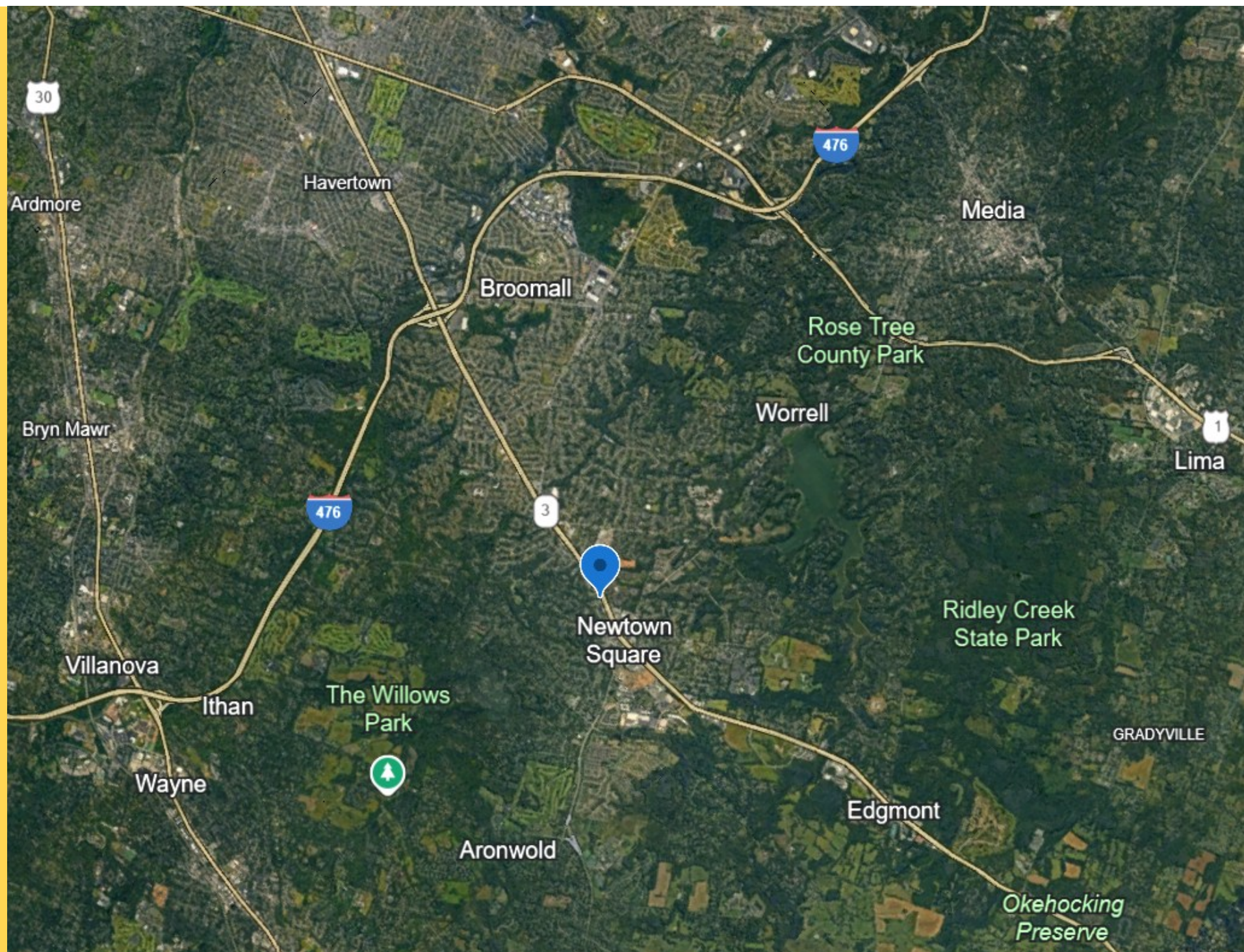
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing. Some properties maybe in cooperation with another broker.



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing. Some properties maybe in cooperation with another broker.



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing. Some properties maybe in cooperation with another broker.



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing. Some properties maybe in cooperation with another broker.

# 3501 WCP Schematic Unit 100 and 100A Total Sq.ft. is 2178

\_ = 2ft

