

1494 OLD YORK ROAD (RT. 611)

Abington, Montgomery County, PA



LEASE OR SALE



USER/INVESTOR OPPORTUNITY



11,634+/- SF



PROPERTY DESCRIPTION

- INCOME-PRODUCING USER/INVESTOR OPPORTUNITY
- Total SF: 11,634+/- SF (10,654+/- SF plus 950+/- SF common area, not including garage)
- 2ND FLOOR: 3,314+/- SF. Long term lease to oral surgical facility
- 3RD FLOOR: 4,026+/- SF. Partially leased to multiple tenants. Flexible lease terms.
- Ideal for many uses, including medical, retail & professional offices
- Located 1/2 mile from Abington-Jefferson Hospital
- Two restrooms per floor
- Elevator served
- Parking: 17 garage spaces, 18 lined spaces & 6-8 additional spaces
- Central A/C & natural gas-fired heat
- Owner can lease back space if desired
- Zoned BC - Business Center District (retail permitted)
- Real Estate Taxes: \$29,653 (2025)
- Income/lease details available upon request
- Daily Traffic Counts: 28,735
- Located at the corner of Jericho Road & heavily traveled Old York Road (Route 611)
- Across the street from Abington Towne Center
- 1.8+/- miles to the Willow Grove Mall
- 4.6+/- miles to Route 309
- 7.6+/- miles to PA Turnpike Willow Grove Interchange (I-276)
- Public Transportation: SEPTA Bus #55 stops at corner of Jericho Road & Old York Road

FOR MORE INFORMATION

Adam Lashner, SIOR

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Avin Savani

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✉ avin.savani@naimertz.com

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NAI Mertz



NAI Mertz | 210 E. Street Road, Suite 3B

Feasterville-Trevose, PA 19053

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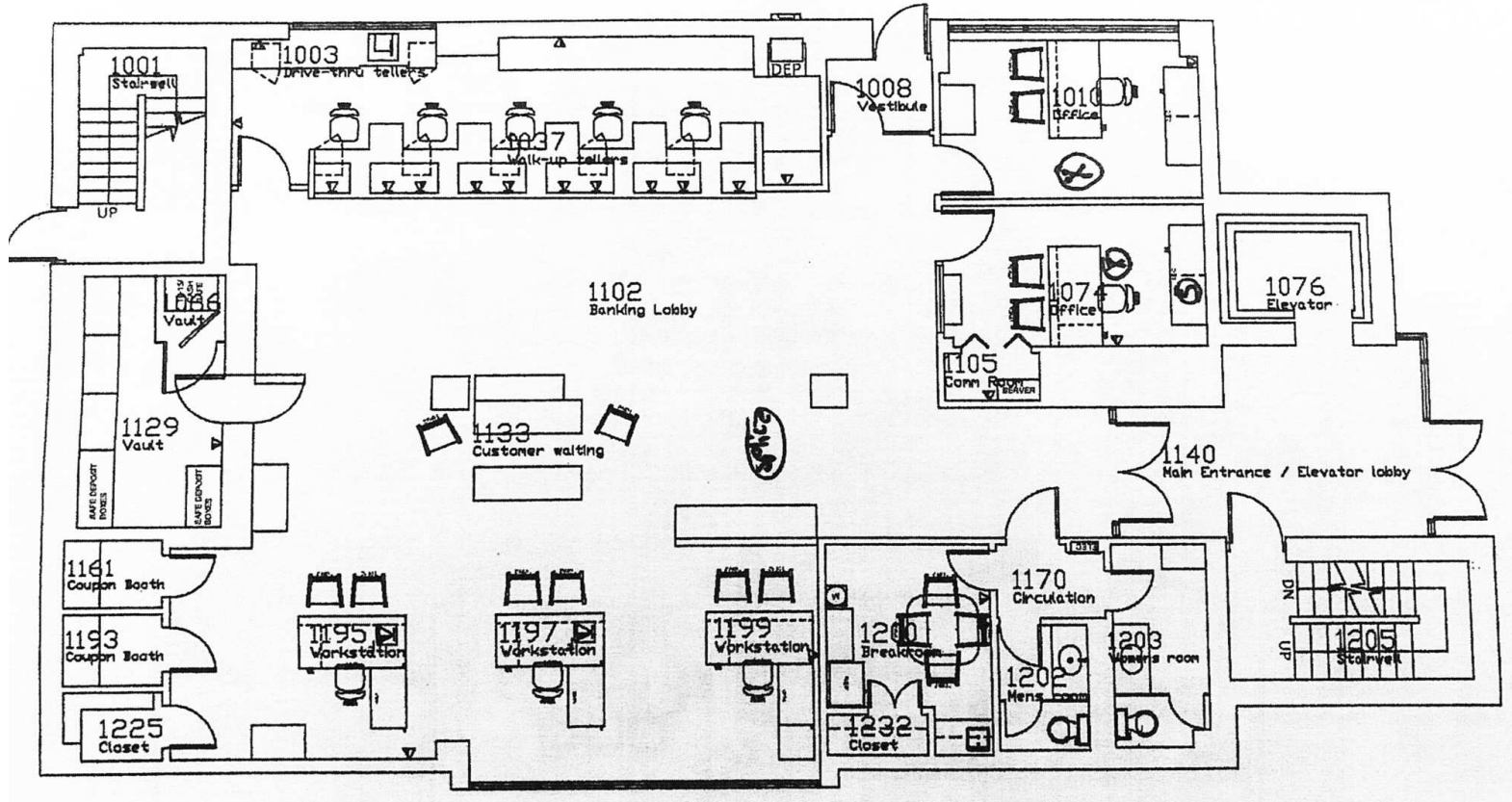
2ND FLOOR

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Available Space on 2nd Floor - 3,314+/- SF

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3RD FLOOR

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3RD FLOOR

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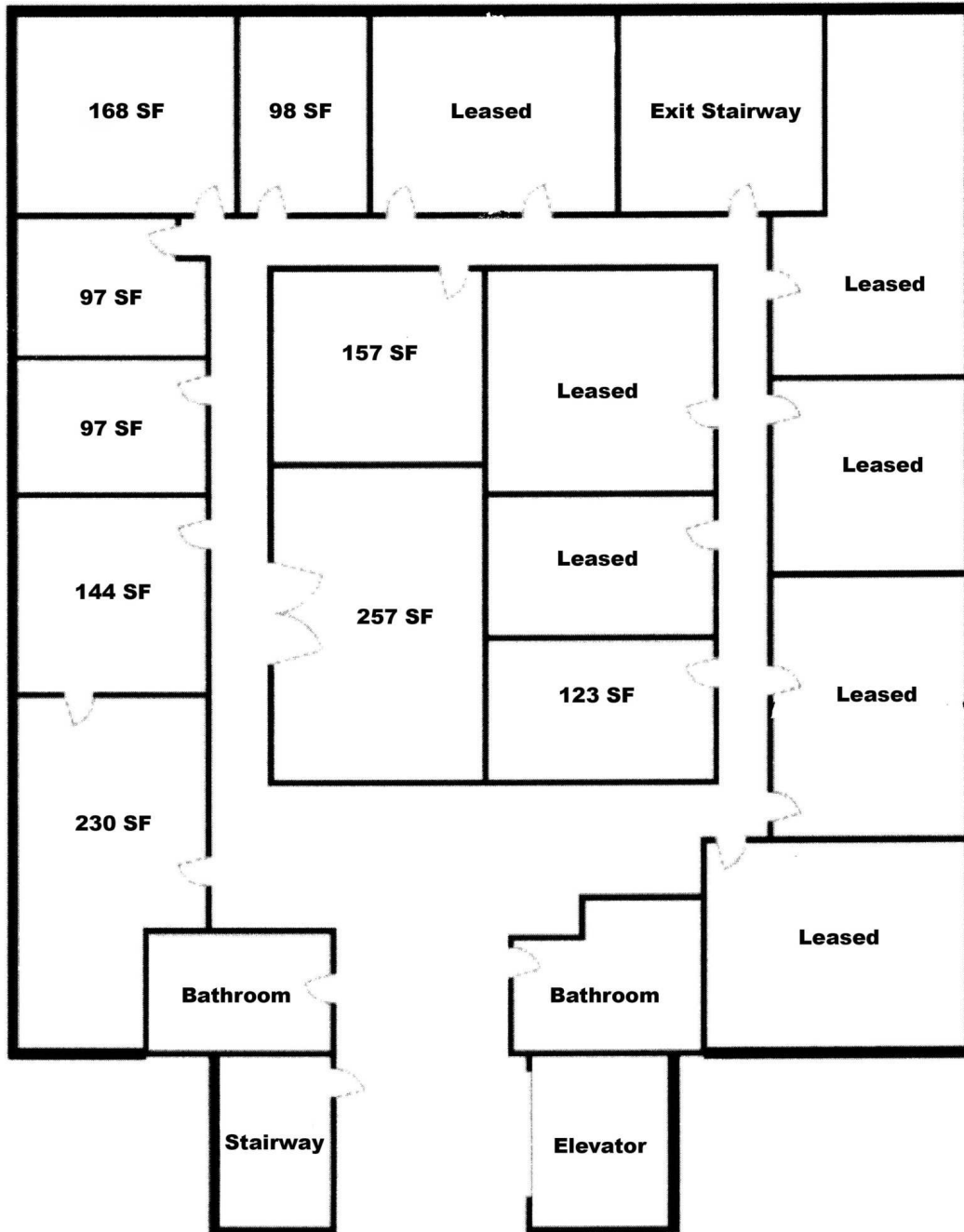
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Available Space on 3rd Floor - 4,026+/- SF

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LOCATION MAP

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