9 Office Suites | 22 Storage Units | Multi-Tenant Asset

2 Canals End Rd, Bristol, PA 19007

RE/MAX COMMERCIAL

Property Overview

Rarely does a property offer the diversification of nine office suites and twenty-two storage units under one roof. This income-producing asset combines the stability of professional office tenants with the consistent cash flow of self-storage, creating multiple revenue streams while reducing vacancy risk. Located in the heart of historic Bristol Borough, the property benefits from a vibrant downtown, revitalized waterfront, and a community recognized nationally as one of America's Best Small Towns. Its central location provides convenient access to I-95, Route 13, the Pennsylvania Turnpike, and the greater Philadelphia and Central New Jersey markets. Whether you're an investor seeking dependable cash flow or an owner-user looking to offset occupancy costs with rental income, this unique asset offers immediate income, long-term upside, and a combination of office and storage space that is rarely available in today's market.

Property Details

Building Sqft	10,807±
Combined office spaces	9
Storage units	22
Tenants	Multiple
Ownership	Commercial condo
Remodeled	2005
Parking	100±
Entry	Key Fob
Taxes	$11,349
Utilities	Public
Price	Undisclosed

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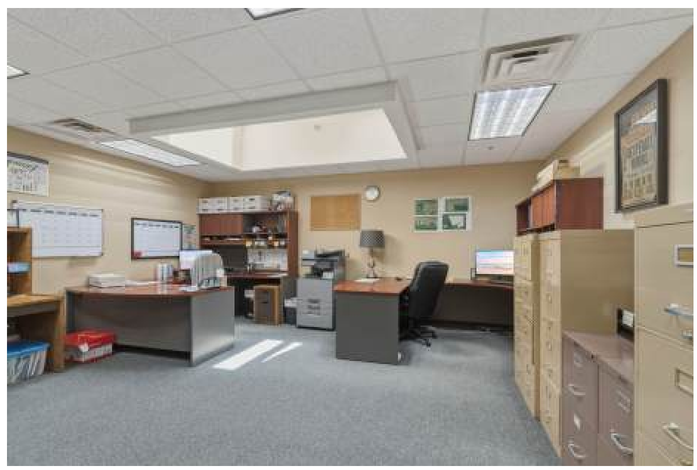
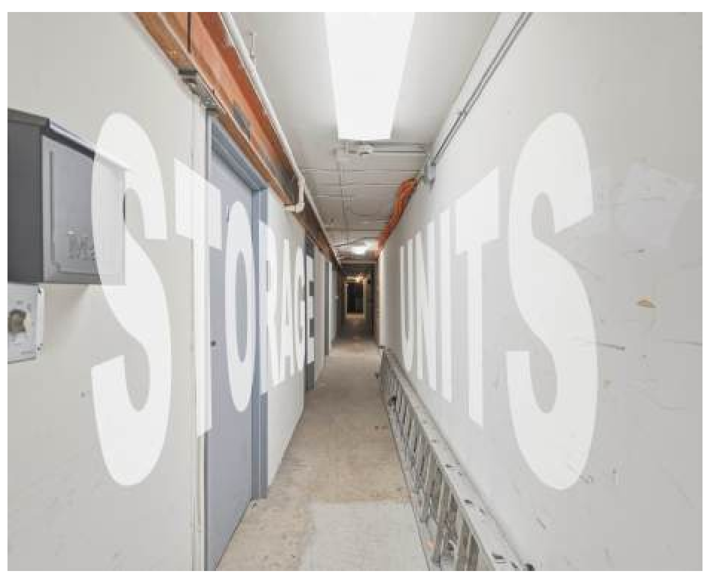
EXTERIOR PICTURES

Interior Pictures





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Bristol, PA 19007

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