

**Sale or Lease**

**6,500 SF Full Building**

**Opportunity**



**716 W. Germantown Pike**  
Norristown, PA 19403

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# Beautifully appointed. Amazing location.



## Property Highlights:

- 6,500 SF single-tenant building available for sale or lease
- Prominent signage opportunities on highly trafficked Germantown Pike, seeing 20,000 vehicles per day
- Located 0.25 mile from Jefferson Einstein Montgomery Hospital Campus
- Approved for medical office, veterinary clinic and professional office uses
- Timeless farmhouse architectural design and curb appeal
- Abundant parking

## Location Highlights:

- Strategically positioned near I-476 (Blue Route & NE Extension) and Route 202
- Heavily amenitized area, adjacent to Jefferson Einstein Montgomery Hospital Campus
- 0.25 miles from bus station with SEPTA bus route 90
- Adjacent to numerous local eateries and day care center

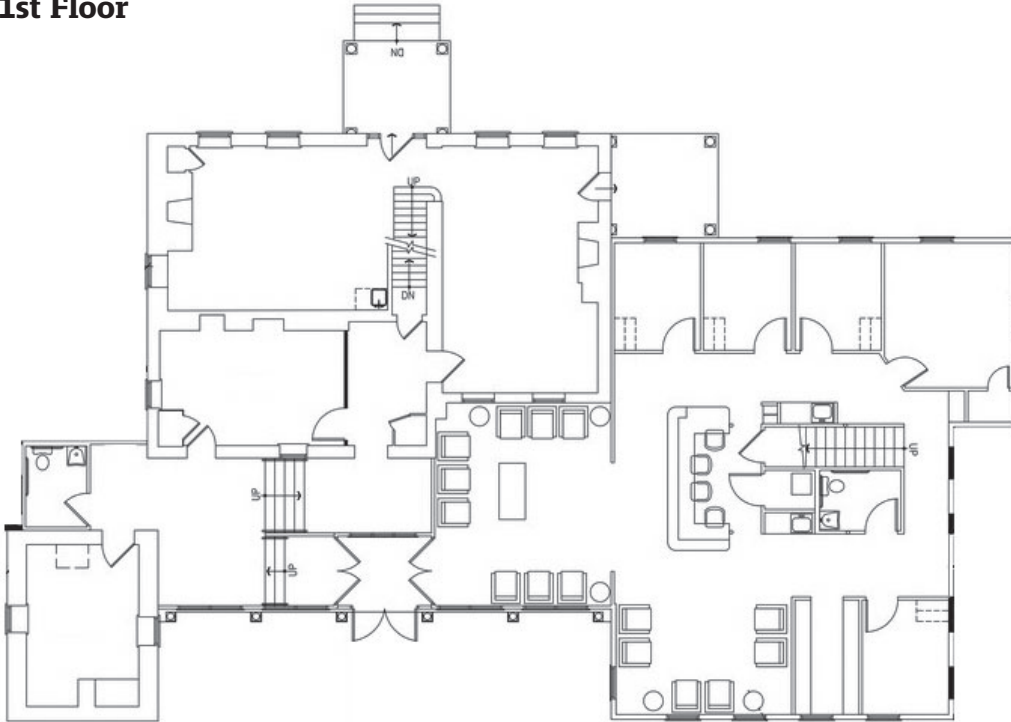


716 W. Germantown Pike, Norristown, PA

# Floor Plans

Entire Building - 6,500 SF Available

**1st Floor**



**2nd Floor**

