

PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 136 South Main Street, North Wales, PA. This 5,700 SF building, that offers immense potential for retail or office use. Located in downtown North Wales, its prime location ensures high visibility and foot traffic, making it an ideal choice for an owner/user or savvy investor. With its proximity to the train station, this property is centrally positioned for maximum convenience. Recent Improvements include: New Roof, New electrical panel, Basement waterproofing - rainage system, Painted interior and exterior, New HVAC, and New carpeting. Boasting the potential for a mixed-use conversion, this property presents a rare and lucrative prospect for retail and street retail investors.

PROPERTY HIGHLIGHTS

- 5700 SF of retail/office in downtown North Wales
- Perfect for owner/user or investor
- Walking distance to train station
- Centrally located
- Potential mixed-use conversion opportunity

OFFERING SUMMARY

Sale Price:	\$565,000
Building Size:	5,700 SF

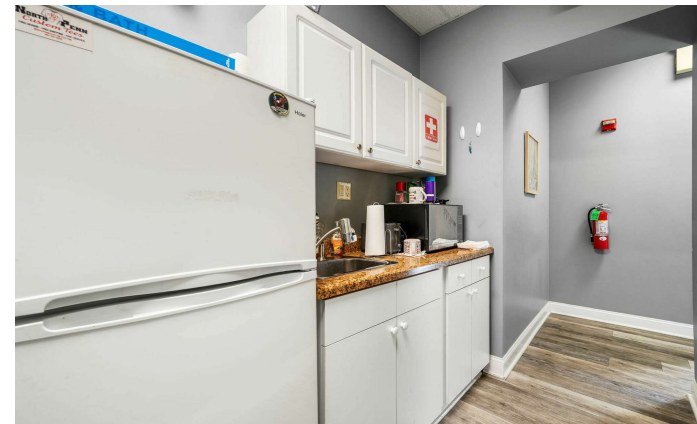
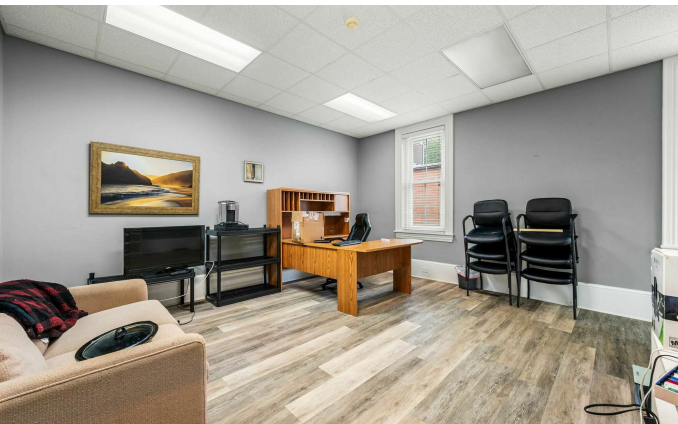
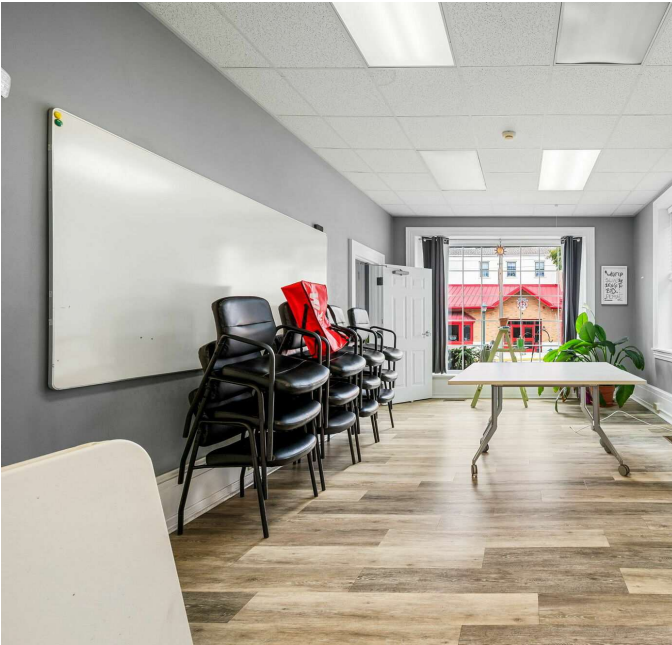
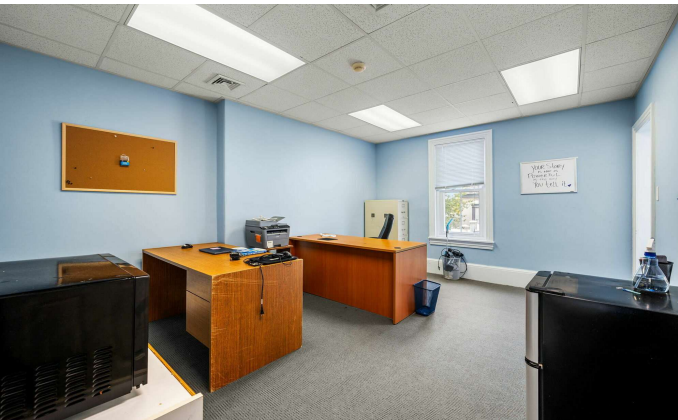
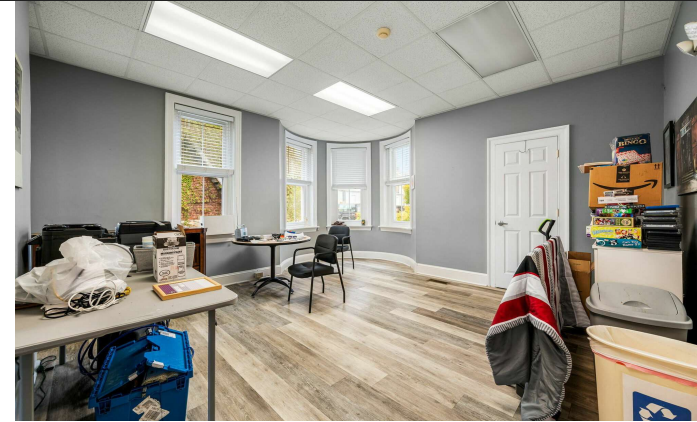
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	582	1,246	3,078
Total Population	1,544	3,255	7,614
Average HH Income	\$140,310	\$142,782	\$148,452

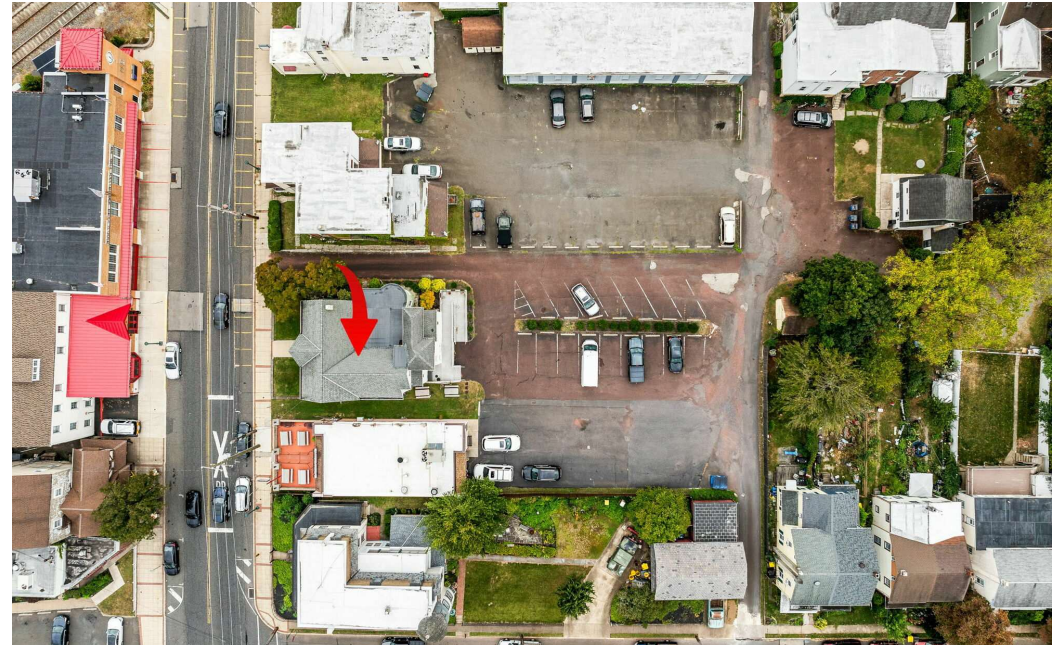
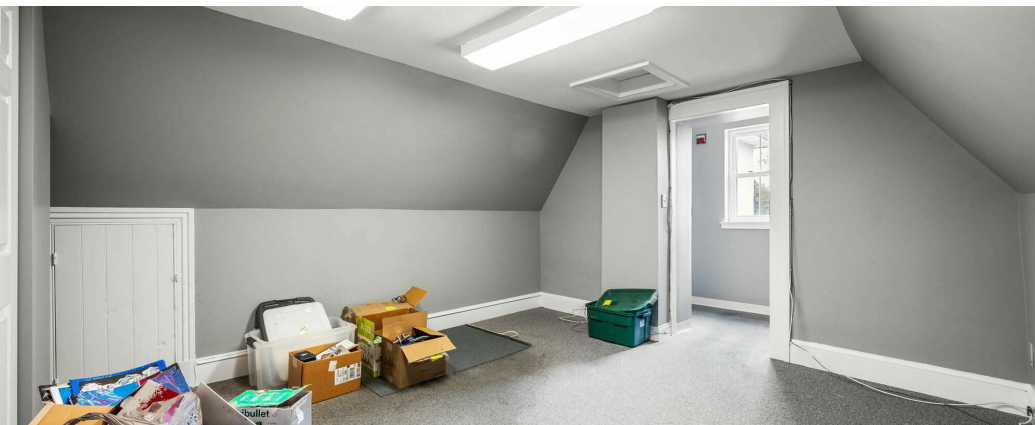
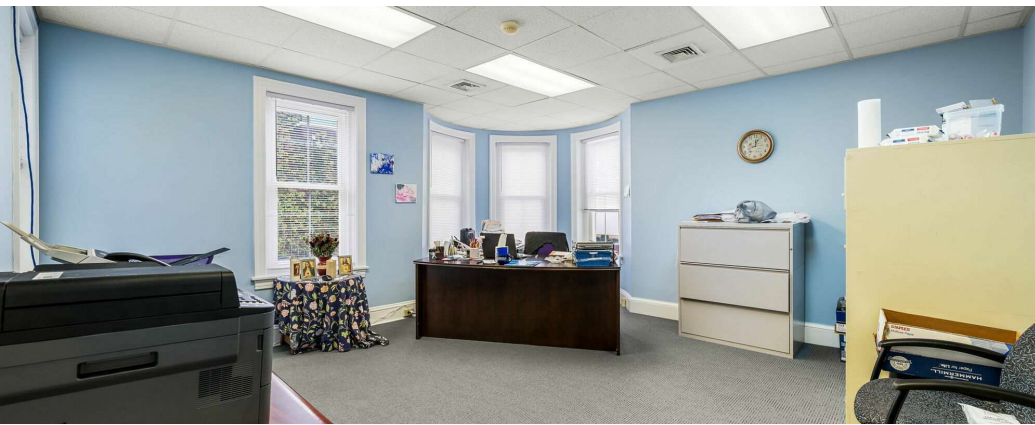
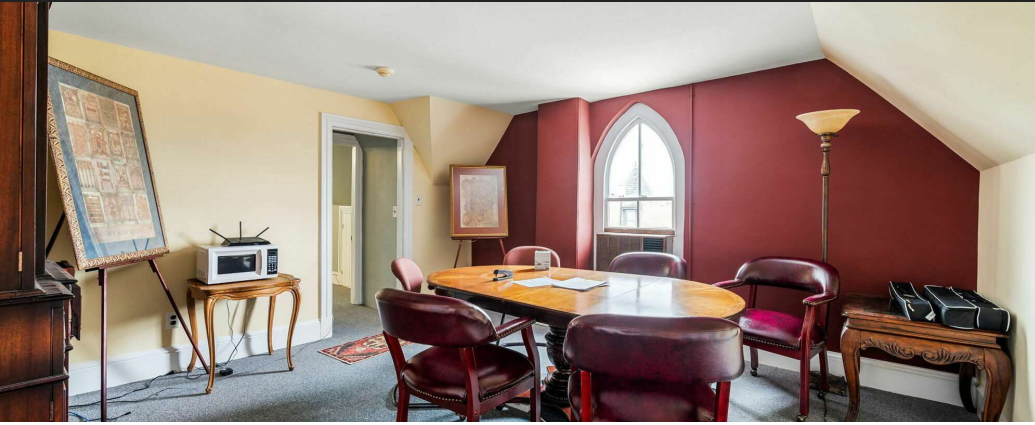
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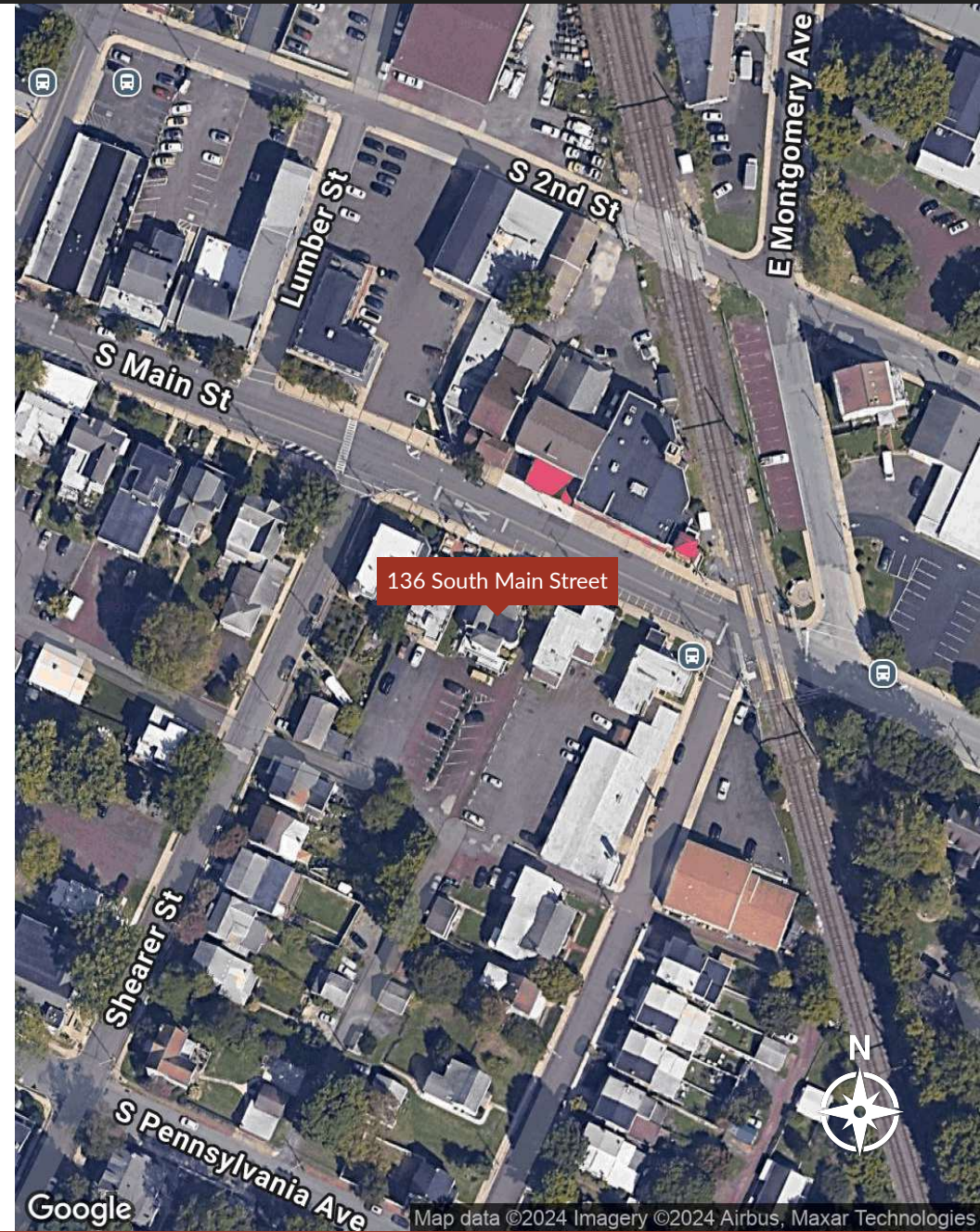
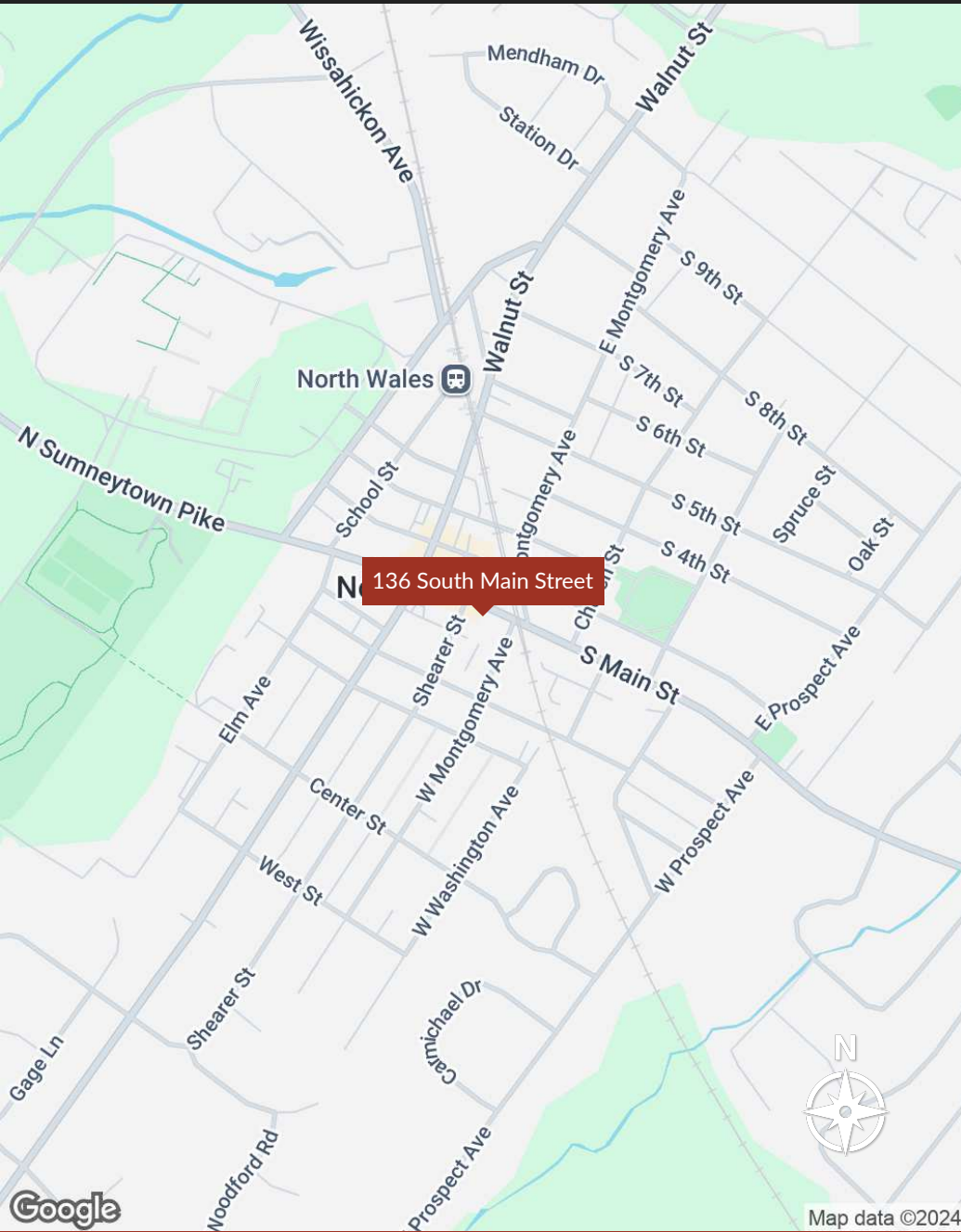
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,544	3,255	7,614
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	43	43	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	582	1,246	3,078
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$140,310	\$142,782	\$148,452
Average House Value	\$418,845	\$431,520	\$460,111

Demographics data derived from AlphaMap

