

TURN-KEY BUSINESS OPPORTUNITY IN PHILADELPHIA!



Seize this tremendous investment opportunity in the Feltonville-Juniata section of Philadelphia! This approximately 3-acre property, zoned ICMX, has been home to a well-established and highly profitable cement plant for over 20 years.

Why This is a Standout Opportunity:

- Profitable & Established:** A cement plant with a long-standing track record of success and a loyal customer base that ensures steady revenue.
- Prime Location:** Positioned near major highways, allowing for extensive service area coverage and efficient operations.
- Low-Risk Investment:** High barriers to entry make it difficult for new competitors to break into this geographic market, reducing competitive risk.
- Fully Equipped for Success:** This sale includes all company assets, ensuring a seamless transition for the new owner:
 - Numerous tri-axle dump trucks
 - Cement mixers
 - Heavy equipment
 - Fully operational cement plant

All equipment is regularly upgraded and meticulously maintained, with a focus on preventative maintenance, ensuring peak performance and operational efficiency.

Financial information available upon request (with proof of funds and signed NDA). This is a rare chance to own a profitable, turn-key industrial business in a high-demand area.

Ron Isgate, Esq.

Phone: 215-620-7110

Email: risgate@isgatelaw.com

KW NEWTOWN
KELLERWILLIAMS. REAL ESTATE