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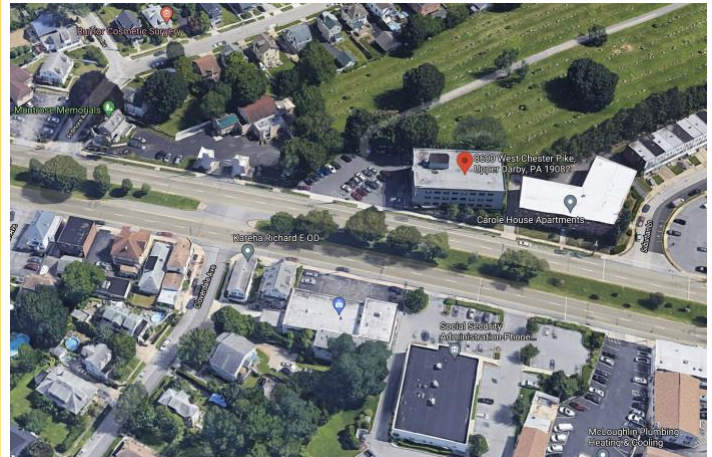
AVAILABLE FOR SALE

Renovated Office Building For Sale/Lease
8600 West Chester Pike, Upper Darby, PA 19082



PROPERTY HIGHLIGHTS:

- ✓ Stabilized 3-Story Office Building with Private Parking Lot
- ✓ High-traffic corridor location with excellent signage potential and convenient regional access.
- ✓ Dense, established corridor with stable demand for office and professional space near public transit.
- ✓ 2022-2024 P&Ls show consistent income and manageable expenses; current rent roll exceeds previous years.
- ✓ Just minutes to Philadelphia, 476, 95, & 76 – Strategic & central location.



SALE PRICE: \$2,150,000.00

LEASE PRICE: \$15/SF



AGENT CONTACT

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