



**REDUCED
PRICE!**



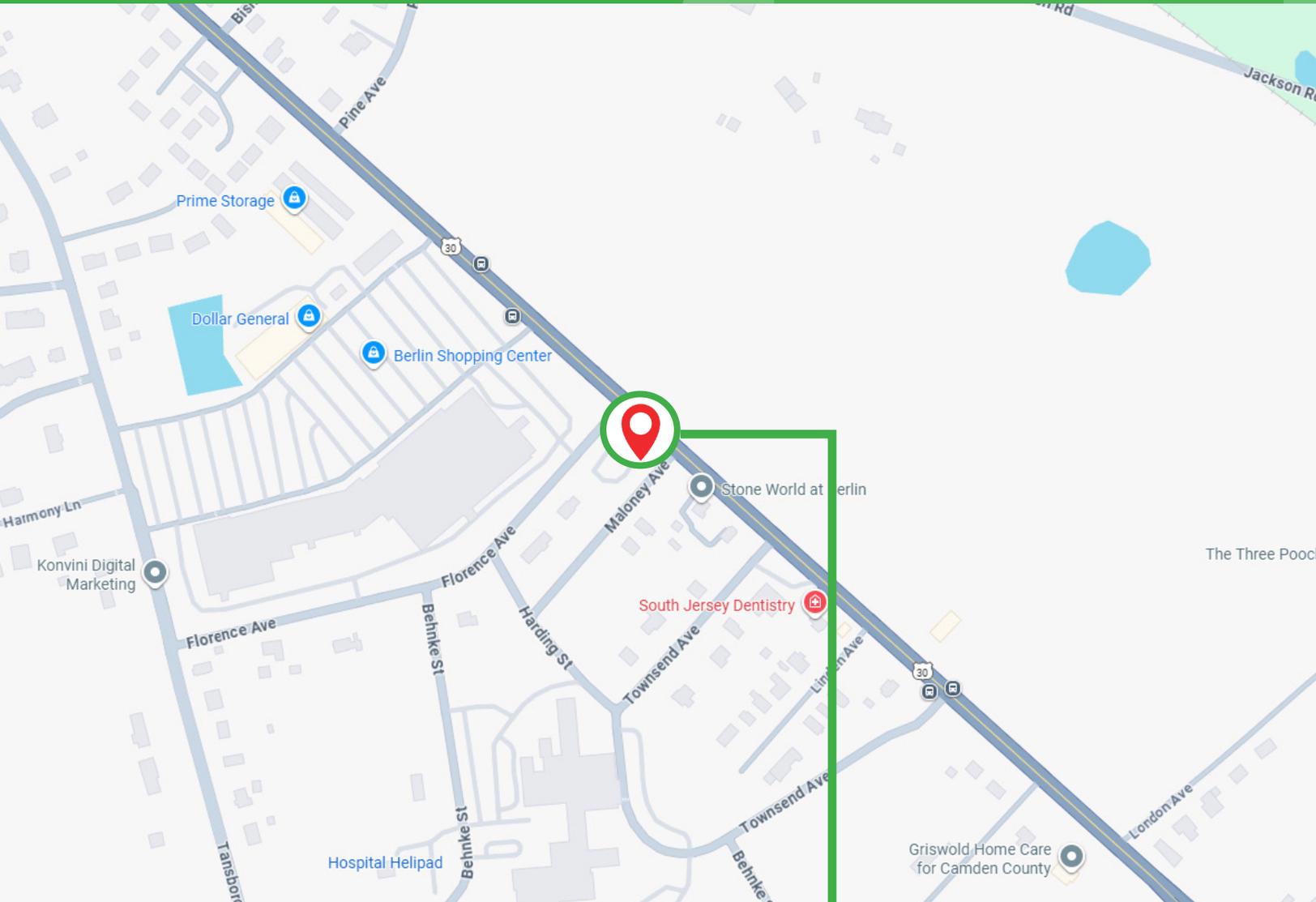
FREESTANDING BUILDING FOR SALE OR LEASE

MAIN FEATURES

- ◆ +/- 2,000SF
- ◆ \$20/NN
- ◆ ~~SALE PRICE: \$645,000~~ **\$530,000**
- ◆ SIGN: PYLON AND FACADE
- ◆ PARKING: 17
- ◆ EXISTING DRIVE THROUGH
- ◆ SELLER FINANCING AVAILABLE FOR QUALIFIED BUYERS
- ◆ ATTRACTIVE TRAFFIC NUMBERS AND DEMOGRAPHICS
- ◆ C-2 ZONING (NEIGHBORHOOD-COMMERCIAL) ALLOWS:
 - ◆ RETAIL / PERSONAL SERVICES
 - ◆ OFFICE
 - ◆ MEDICAL



MIKE GRIES
REALTOR-ASSOCIATE®
CELL: 617.596.5625
MGRIES@PENZONEREALTY.COM

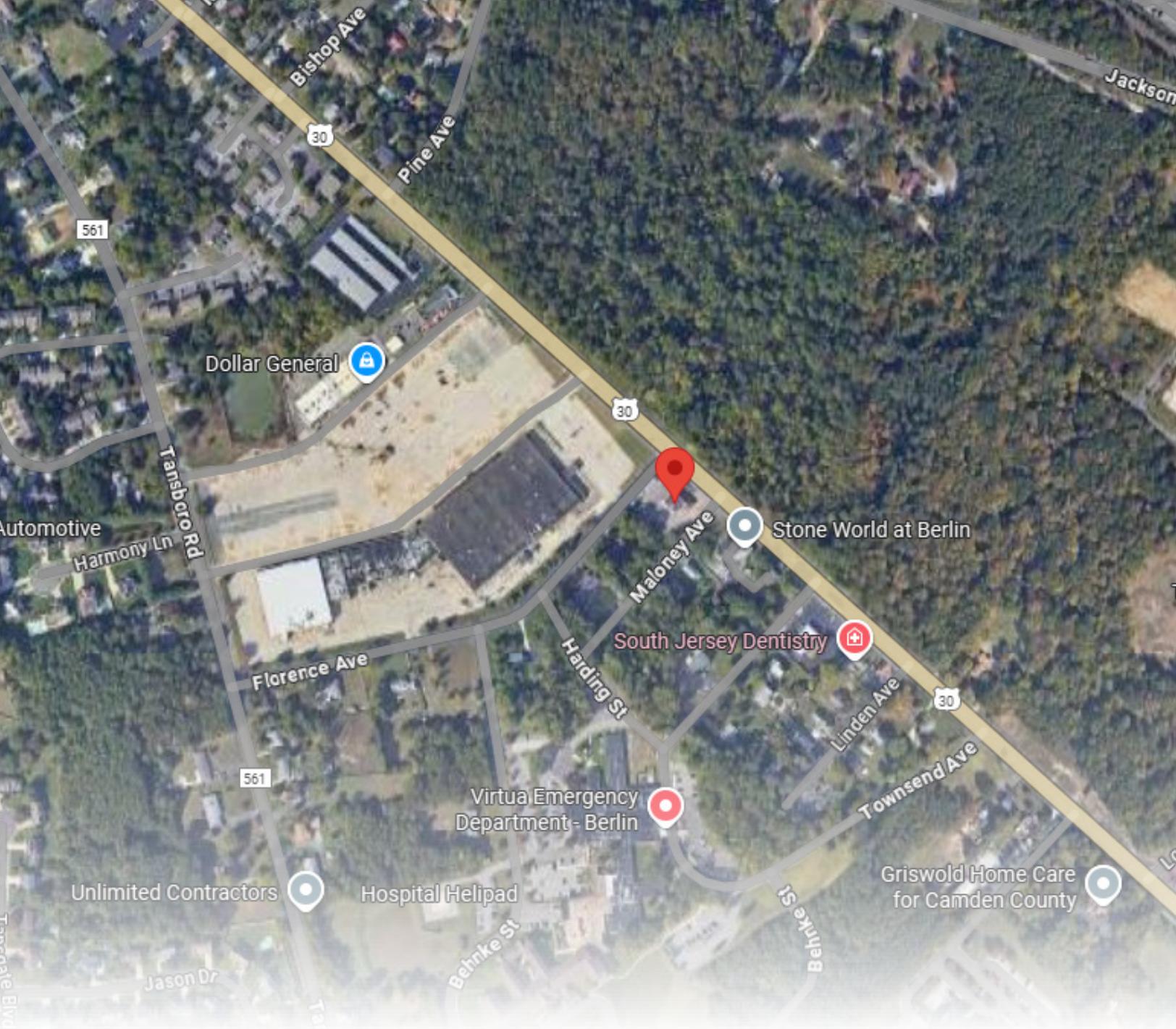


340 S WHITE HORSE PIKE

VPD: 17,507

2024 POPULATION: 104,661 (5 MILES)





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