

# 1224 MELROSE AVENUE

MELROSE PARK, PA 19027

+/- 4,500 SF ACROSS TWO FLOORS

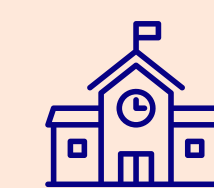


### BOUTIQUE CLASS A BUILDING

- **Central Location** - Located on busy Melrose Avenue with strong visibility.
- **Unique Interior** - Creative layout with a distinctive design, suitable for daycare, education, or office use.
- **Ample Parking & Outdoor Area** - Plenty of on-site parking and outdoor space included.
- **Transit Access** - Close to bus and train lines for easy commuting.
- **Flexible Leasing** - Lease terms and pricing are flexible. Additional meeting space available if needed.
- **Commercial Kitchen** - Equipped with a full commercial kitchen.
- **Event & Social Areas** - Space available for events, meetings, or social functions.
- **Street Frontage** - Direct frontage on Melrose Avenue for added exposure.



#### IDEAL USERS:



Education



Daycare



Creative Office Space

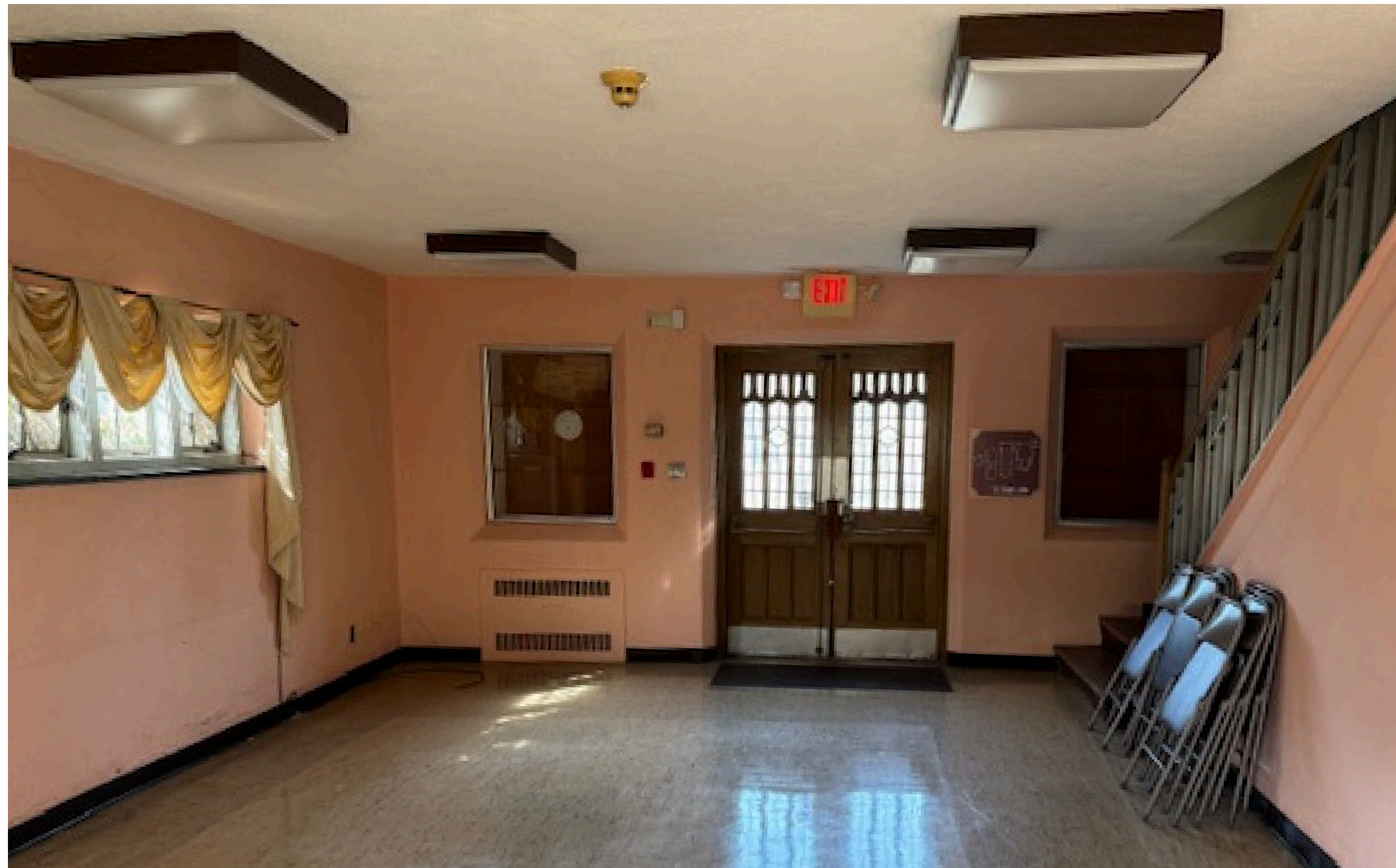


# 1224 MELROSE AVENUE

MELROSE PARK, PA 19027

## AVAILABLE FOR LEASE

### PHOTOS





# 1224 MELROSE AVENUE

MELROSE PARK, PA 19027

## AVAILABLE FOR LEASE

### PHOTOS





# 1224 MELROSE AVENUE

MELROSE PARK, PA 19027

**BEN ELDERKIN**

M: 610-420-3886

[ben@blueprintcommercial.com](mailto:ben@blueprintcommercial.com)

**BLUEPRINT** COMMERCIAL

[www.blueprintcommercial.com](http://www.blueprintcommercial.com)