

real estate investment services



**FOR SALE**

**566 – 568 Main Street**

ROYERSFORD, PA

# INVESTMENT HIGHLIGHTS

GGola Real Estate Investment Services is pleased to present an exceptional opportunity to purchase 566 – 568 Main Street, Royersford, PA. This mixed-use duplex is currently occupied by a professional office in one unit and a long-term residential tenant in the other. The office is approximately 1,535 SF, with the residence being slightly smaller. This building presents a great opportunity to house your business while receiving rental income from the residence. Current business owners are expanding to a larger office building and will no longer occupy the office by time of a sale. The property includes 10-12 off street parking spaces in its lot along with signage on the corner of Main Street and 6th Avenue, allowing for high visibility advertising.

The residential space includes a very-large 2 BR 1 BA home currently rented under market at \$1,200 a month with a long-term tenant. The residence lays out like a 4 BR, however two rooms on the third floor are unheated. A future owner could make these rooms compliant as bedrooms and see significant upside in rental income

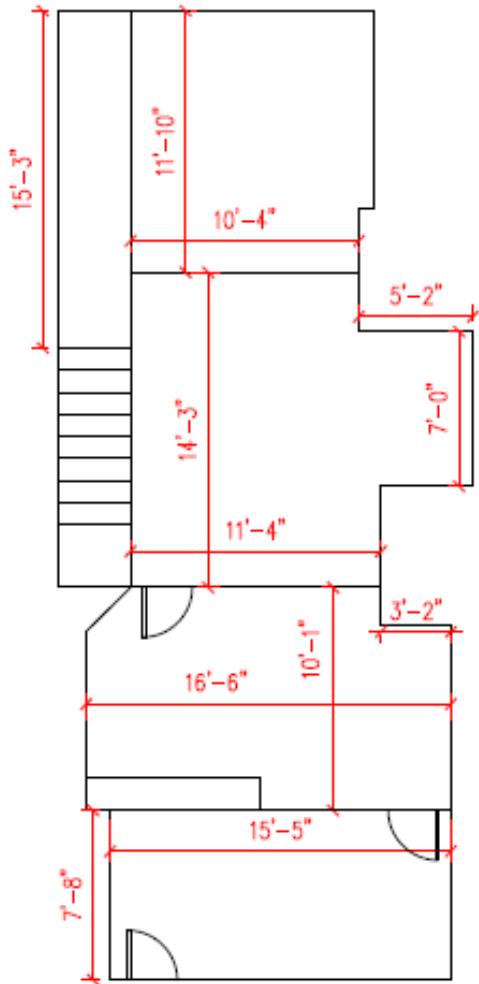
**ASK PRICE**  
**\$650,000**

**PRICE / SF**  
**\$207**

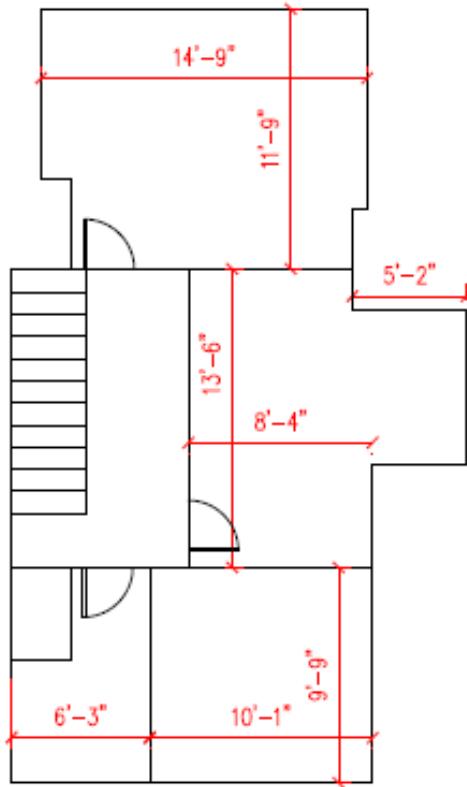
**BRIAN GOLA**  
**484.881.1783**  
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**GOLA REAL ESTATE INVESTMENT SERVICES**  
2001 Market Street, Suite 2550  
Philadelphia, PA 19403

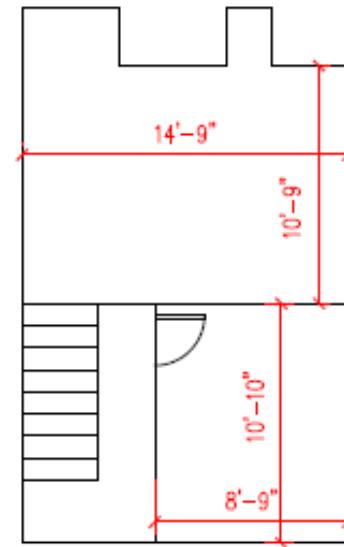
# OFFICE FLOORPLANS



FIRST FLOOR



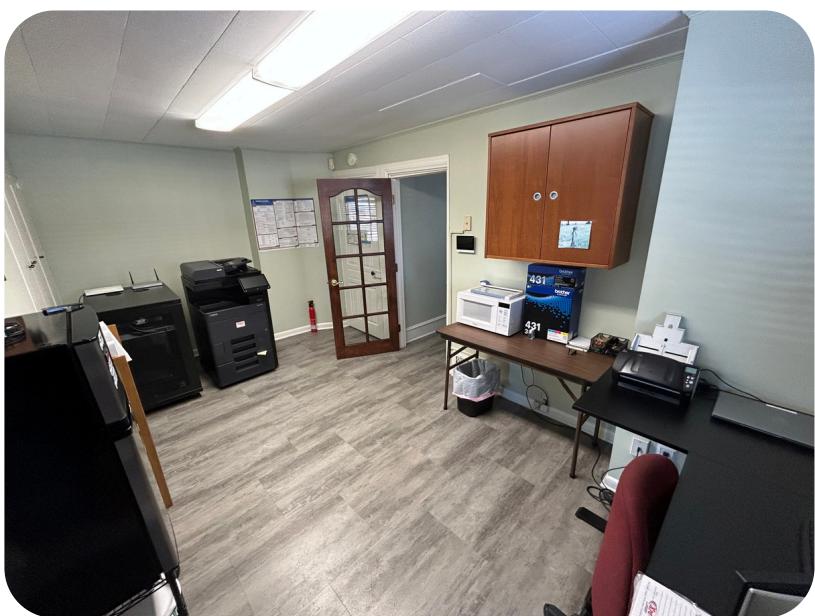
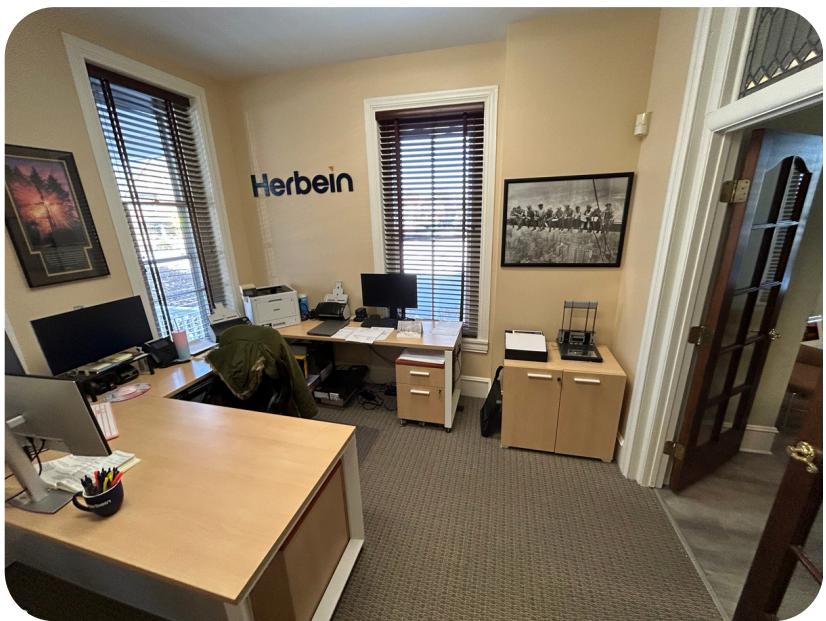
SECOND FLOOR



THIRD FLOOR

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# PROPERTY DETAILS

Address: 566 – 568 Main Street, Royersford, PA

County: Montgomery

Municipality: Royersford Borough

Zoning: R-2

Property Type: Traditional Office & Twin Home

Lot Size: .023 Acres

Year Built: 1900

Square Feet 3,139

HVAC Oil fired Forced Air & Central A/C (office)

Water: Public

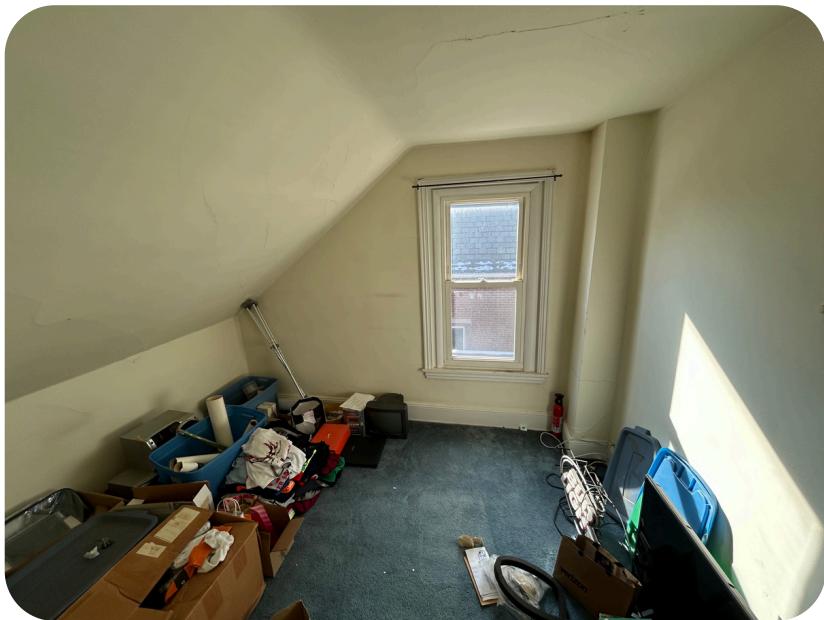
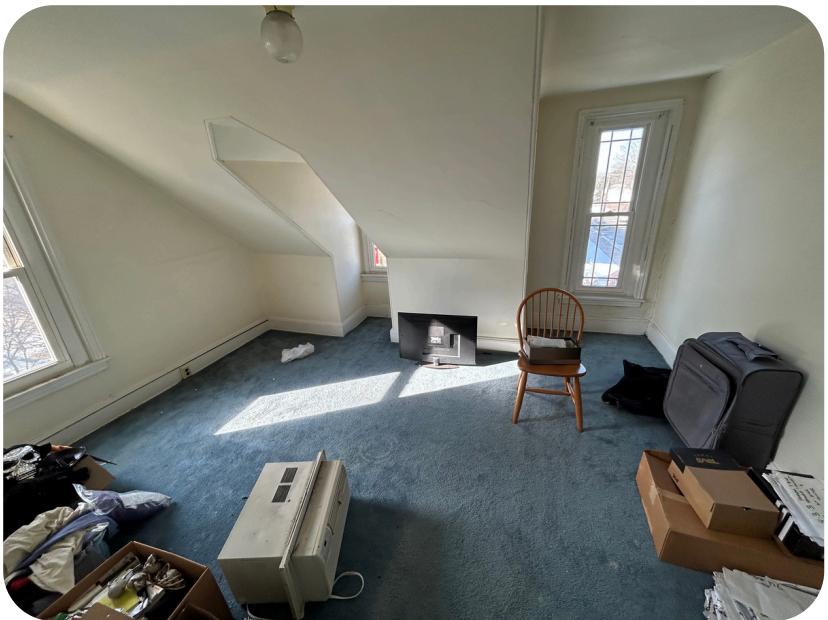
Sewer: Public

Parking 10-12 spaces



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