

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

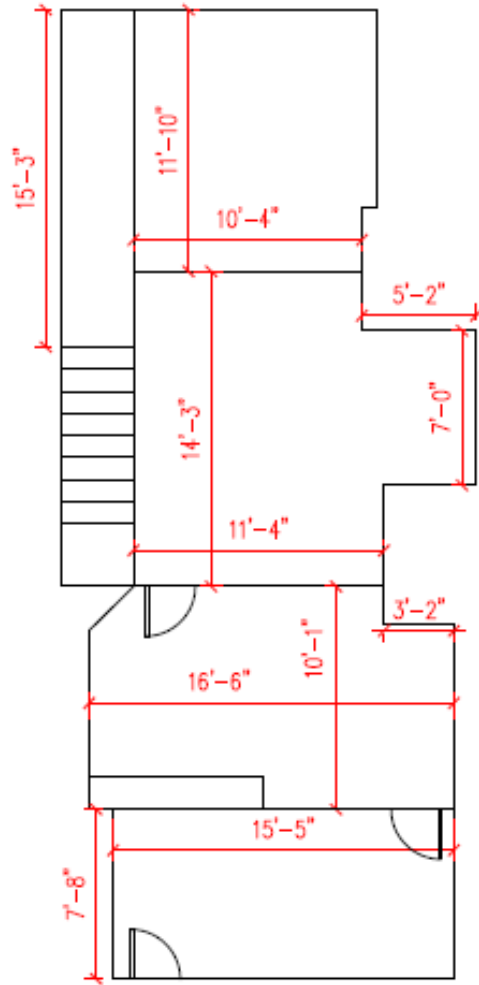
ASK PRICE
\$650,000

PRICE / SF
\$207

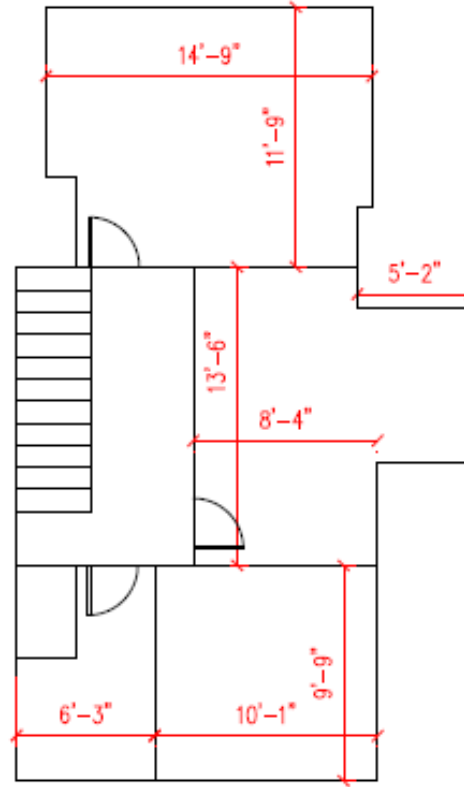
BRIAN GOLA
484.881.1783
bgola@gola.com

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

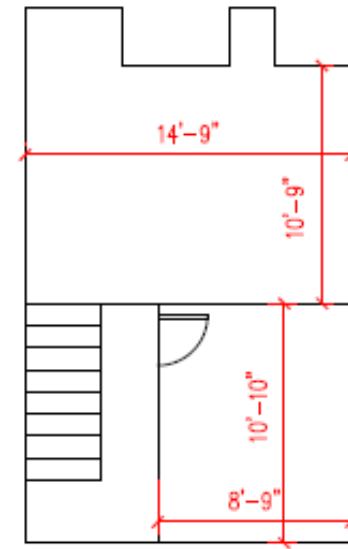
OFFICE FLOORPLANS



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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