

For sale

2.1 acre three-building commercial development opportunity in the heart of Blue Bell, PA

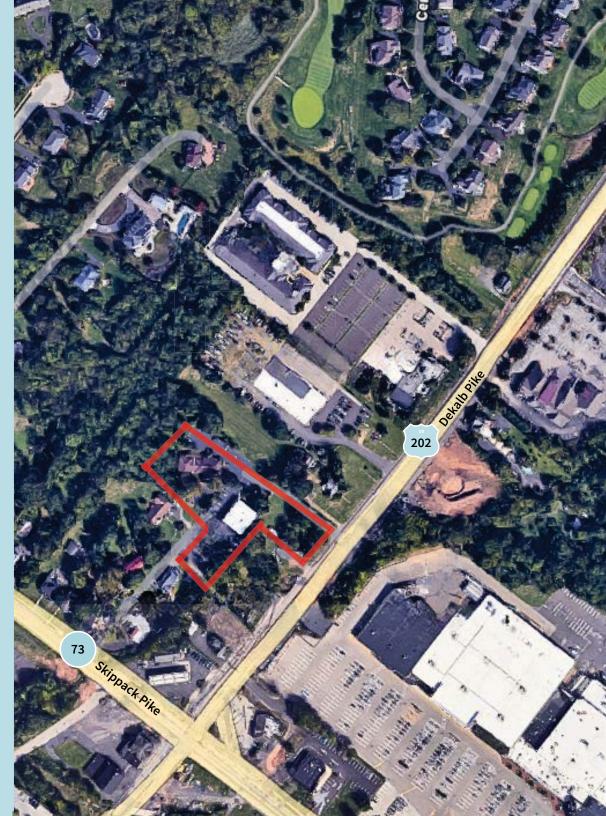
(1) JLL SEE A BRIGHTER WAY

The Offering

Jones Lang LaSalle has been retained on an exclusive basis to arrange the sale of the property, located in one of the most prominent suburbs in the Philadelphia MSA. The offering is comprised of two commercial buildings totaling 21,676 square feet and is situated on 2.1 acres together with a smaller, unoccupied residential parcel. With convenient access from both Rt. 202 and Skippack Pike, the property boasts excellent mixed-use potential in a densely populated residential and commercial corridor. Retailers in direct proximity include McCaffrey's Food Market, Chipotle, PJ Whelihan's, Pretzel Factory, Kohl's, HomeGoods, Aldi, Chase Bank, and more.

Overview	831 Dekalb Pike	826 2 nd Ave	832 2 nd Ave
Square Footage	9,363 SF	12,040 SF	-
Year Built	1986	1971	-
Floors	2	3	1
Land Area	1.43 acres	0.25 acres	0.39 acres
Zoning	C-Commercial	C-Commercial	E
Property Type	Office/School	Office/School	Residential
County	Montgomery	Montgomery	Montgomery
Township	Whitpain	Whitpain	Whitpain
Parcel ID	66-00-01636-00-8	66-00-06079-00-2	66-00-06076-000-5



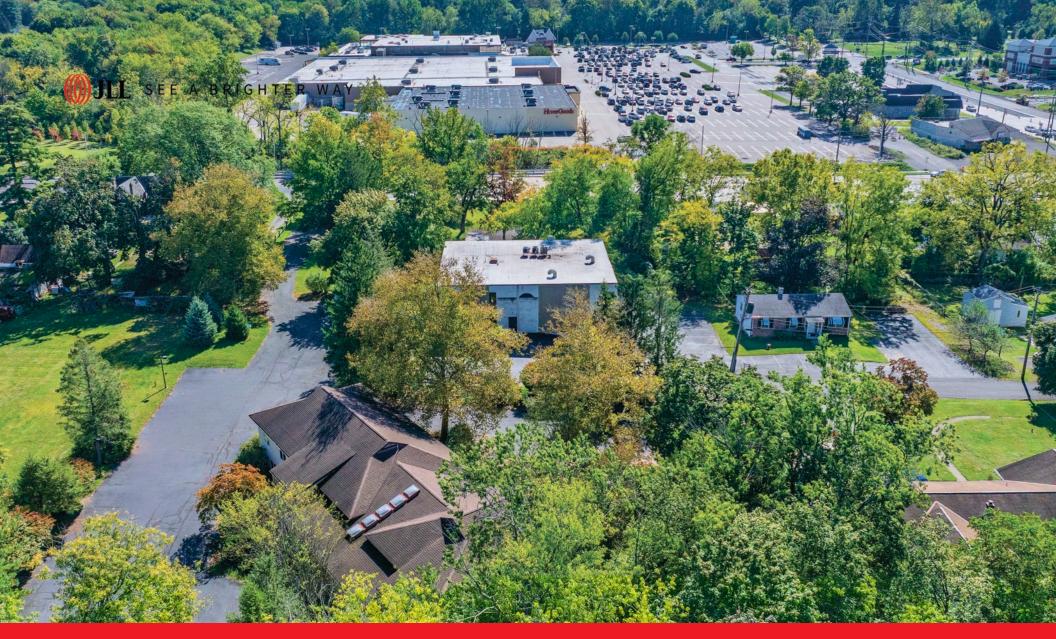












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