



suburban city
COMMERCIAL



4,400 SF Industrial Building for Sale
Norristown, Montgomery County, PA

Presented By

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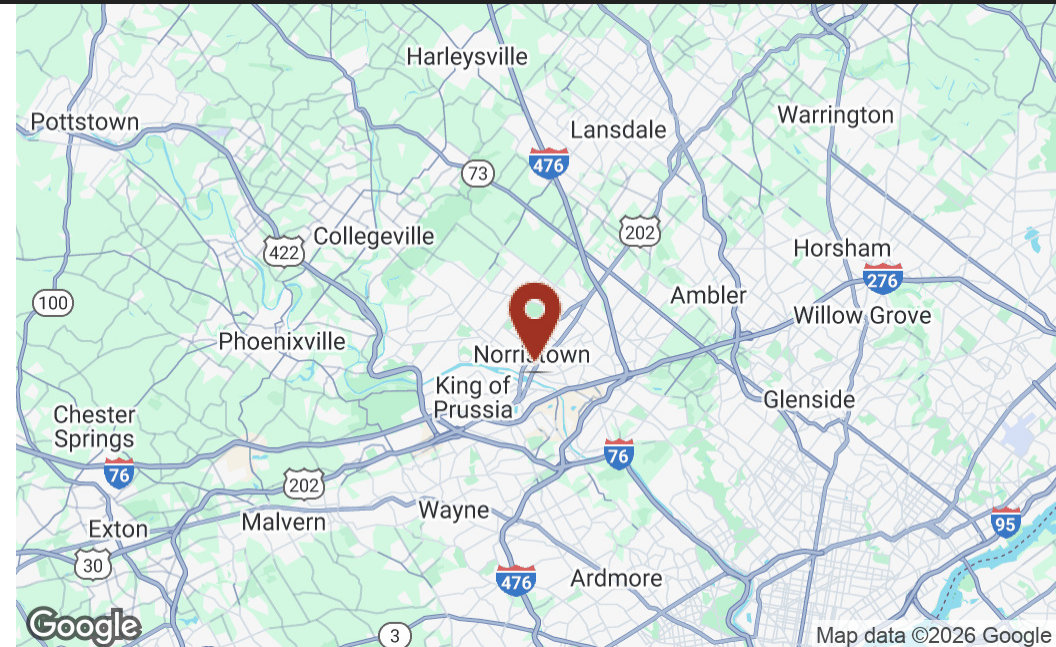
RARE OPPORTUNITY TO OWN AN INDUSTRIAL PROPERTY IN THE HEART OF MONTGOMERY COUNTY, PA

205 E Lafayette St., Norristown, PA is a +/- 4,418 sf one and two-story masonry industrial building in good condition. Centrally located on the new Lafayette St. Connector, the property offers quick access to the Main Line, King of Prussia and the Philadelphia region, via the Blue Route (I-476), the PA Turnpike (I-276) and public transit. The Norristown Transit Center, located two blocks from the property, is a regional transportation hub for SEPTA regional rail and bus service.

The Lafayette St. Connector will connect to the PA Turnpike via a new slip ramp, now under construction – ½ mile from the property – to significantly enhance access to the region and support the future property value.

The shop area is accessed by one large drive-in/overhead door, served by a 2-ton crane, and there is one small office. The building is situated on a +/- 4,188 sf site, with a paved parking area accessing Lafayette St. The property is located in two zoning districts: TC Town Center and TC II (The current industrial use is a legal non-conforming use.)

Norristown has been experiencing significant capital reinvestment, from both the public and private sectors. This includes the \$415MM Montgomery County Justice Center under construction, and numerous new townhouse and multifamily housing projects.



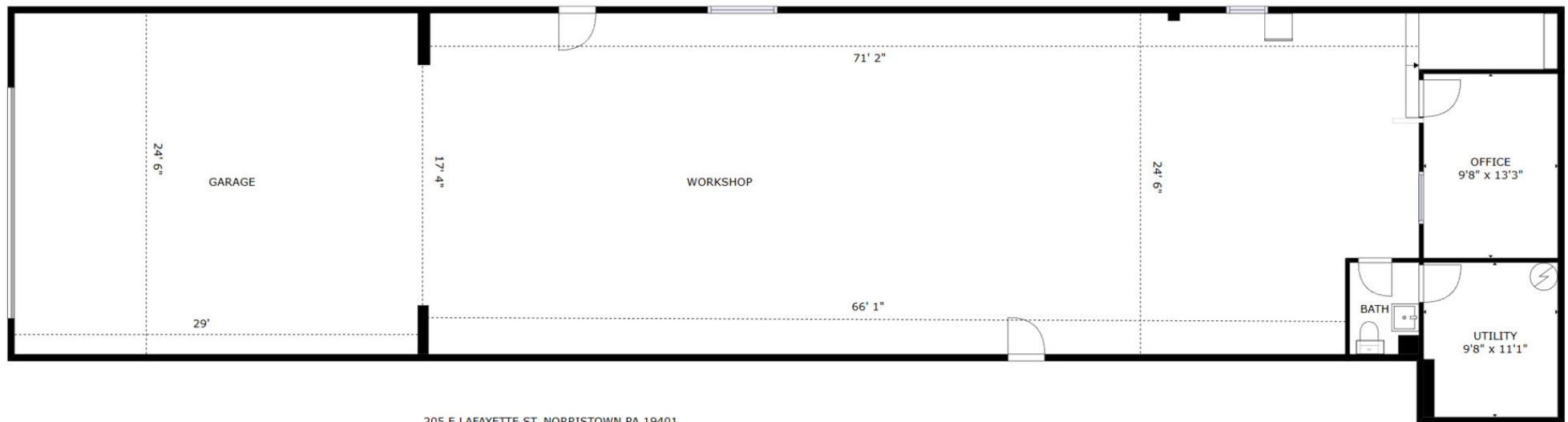
OFFERING SUMMARY

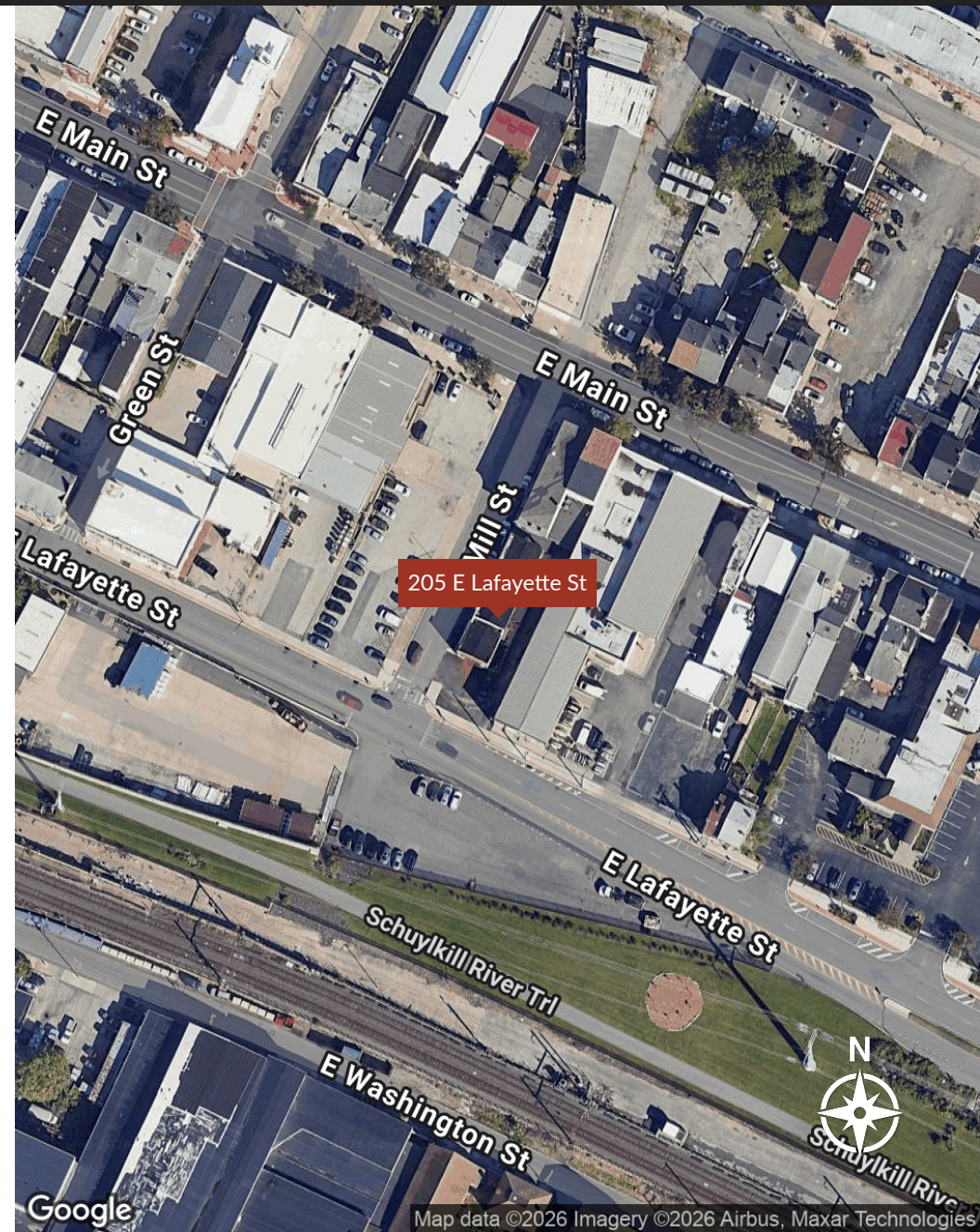
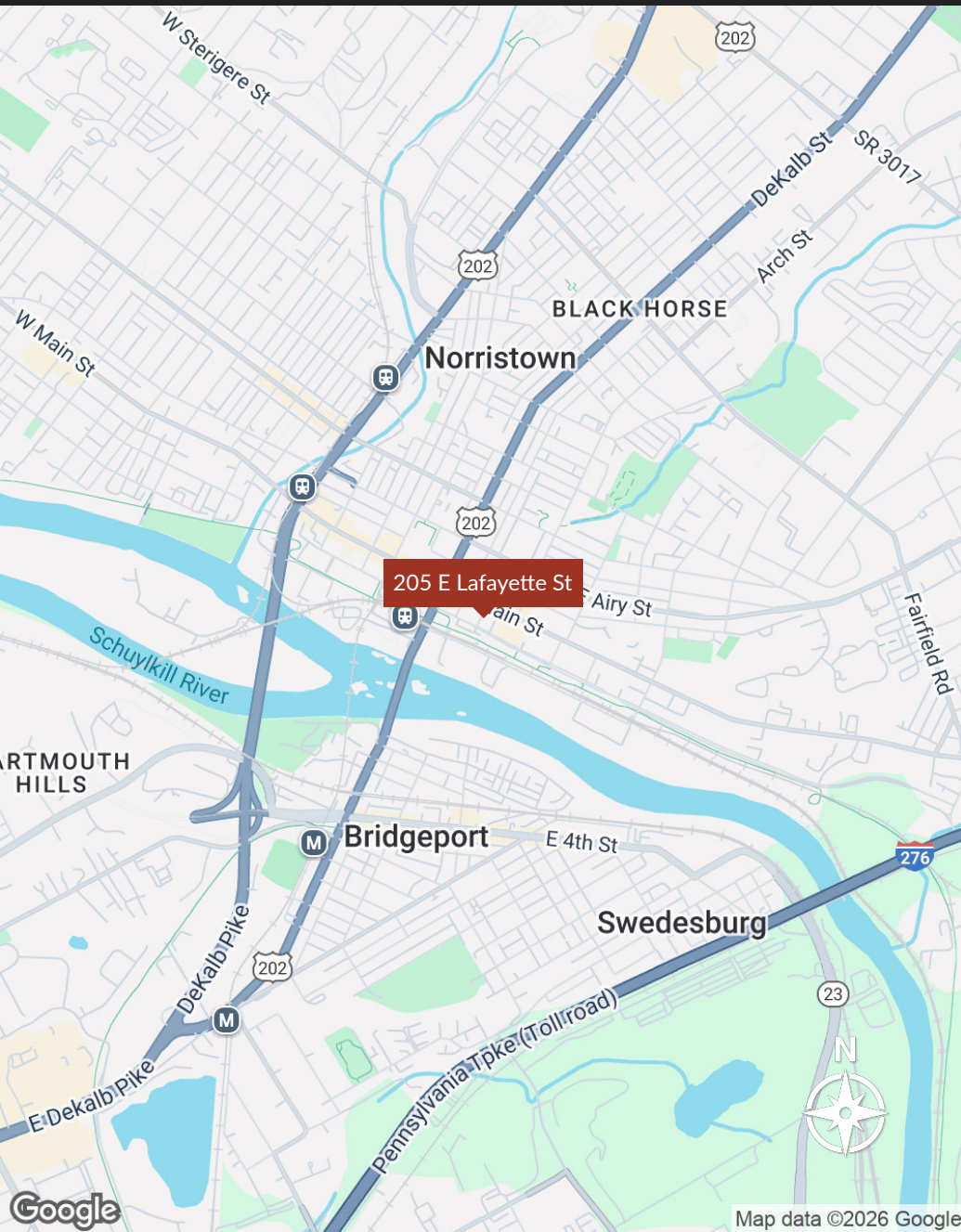
Building Size:	+/- 4,418 SF
Lot Size:	+/- 4,118 SF
Sale Price	\$590,000

PROPERTY DESCRIPTION

Municipality	Norristown
Tax ID #	13-00-19146-00-2
Building size	+/- 4,418 SF
Construction type	Masonry
Land area	+/- 4,118 SF
Ceiling heights	Varying: 19'10"/14'4" / 9'1"
Crane	Two-ton capacity
Office area	150 SF
Truck loading	One 12'0" H x 13'6" W drive-in door
Parking	Paved area + on-street
Heat system	Oil forced-air; above-ground oil tank
Utilities	
Electric service	Peco: 3-phase and single phase power
Gas	None
Water	Public service: American Water (Aqua PA)
Sewer	Public service: Norristown Municipal Waste Authority
Real estate taxes	\$5,782 (2026 Estimated)
Zoning	TC (Town Center) and TC-II (The current industrial use is a legal non-conforming use)









205 E Lafayette St

Norristown, PA



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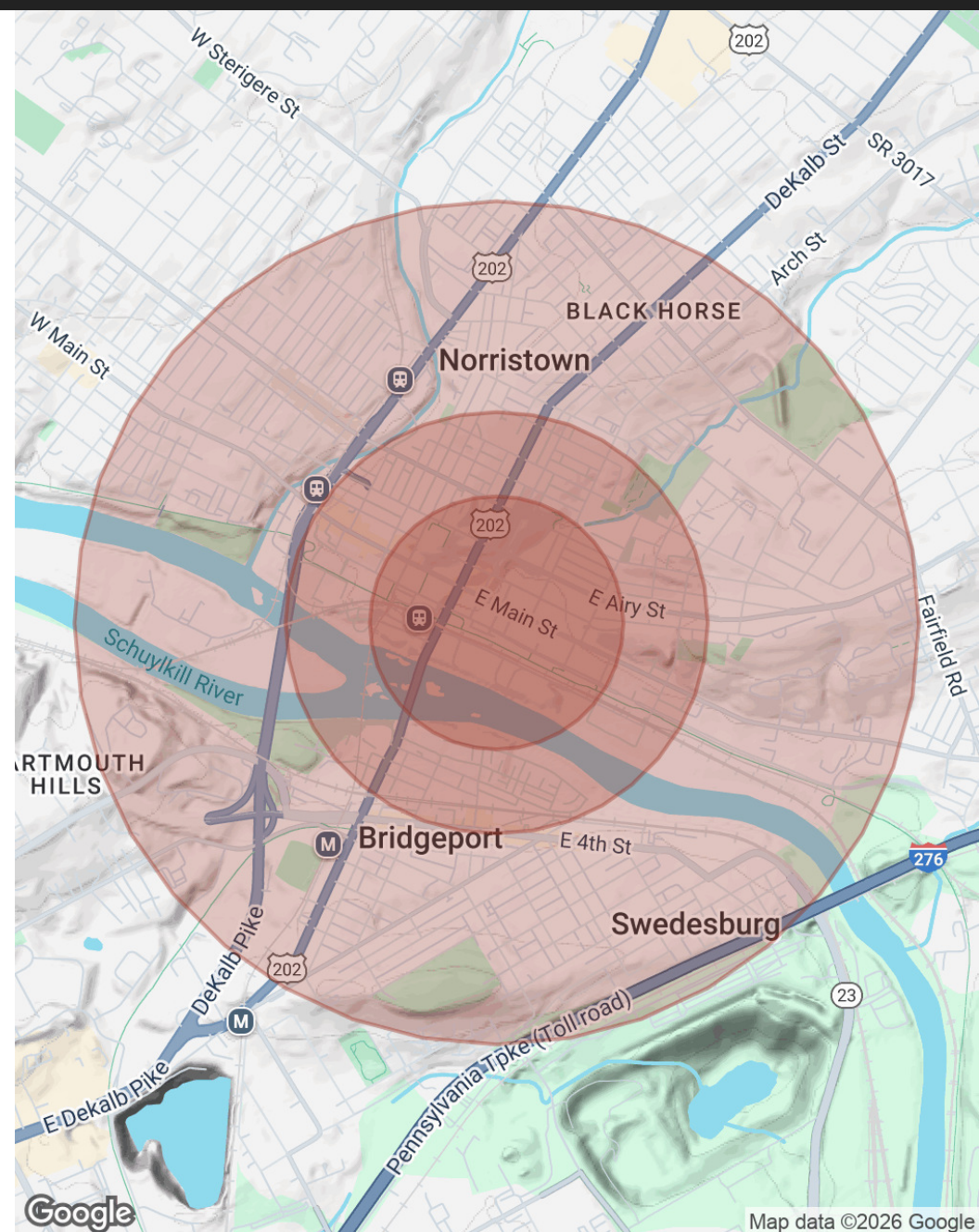
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,377	7,204	30,325
Average Age	35	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	835	2,566	10,893
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$69,661	\$71,308	\$77,130
Average House Value	\$246,502	\$236,531	\$241,016

Demographics data derived from AlphaMap



Map data ©2026 Google