

# AVAILABLE FOR SALE

## 235 WEST LANCASTER AVENUE (ROUTE 30) PAOLI, PA 19301

West Lancaster Avenue/Route 30

## INVESTMENT/REDEVELOPMENT OPPORTUNITY

### RARE MAIN LINE OPPORTUNITY

#### PROPERTY HIGHLIGHTS

- Investment/Redevelopment Opportunity On Route 30 with potential traffic signal access
- Commercially zoned property
- 1.3 Acres with extended frontage on Route 30
- Shares intersection on Route 30 with E. King and Manor Roads
- Annual Taxes approximately \$15,000
- Operating auto transmission shop on premises with an extended lease
- Lease generates approximately \$165,000 of NET Income to owner
- Service shop building is 6,500 SF
- Daily traffic count on Route 30/ West Lancaster Avenue is 25,110+/-

#### CONTACT

JEFFREY SLOAN

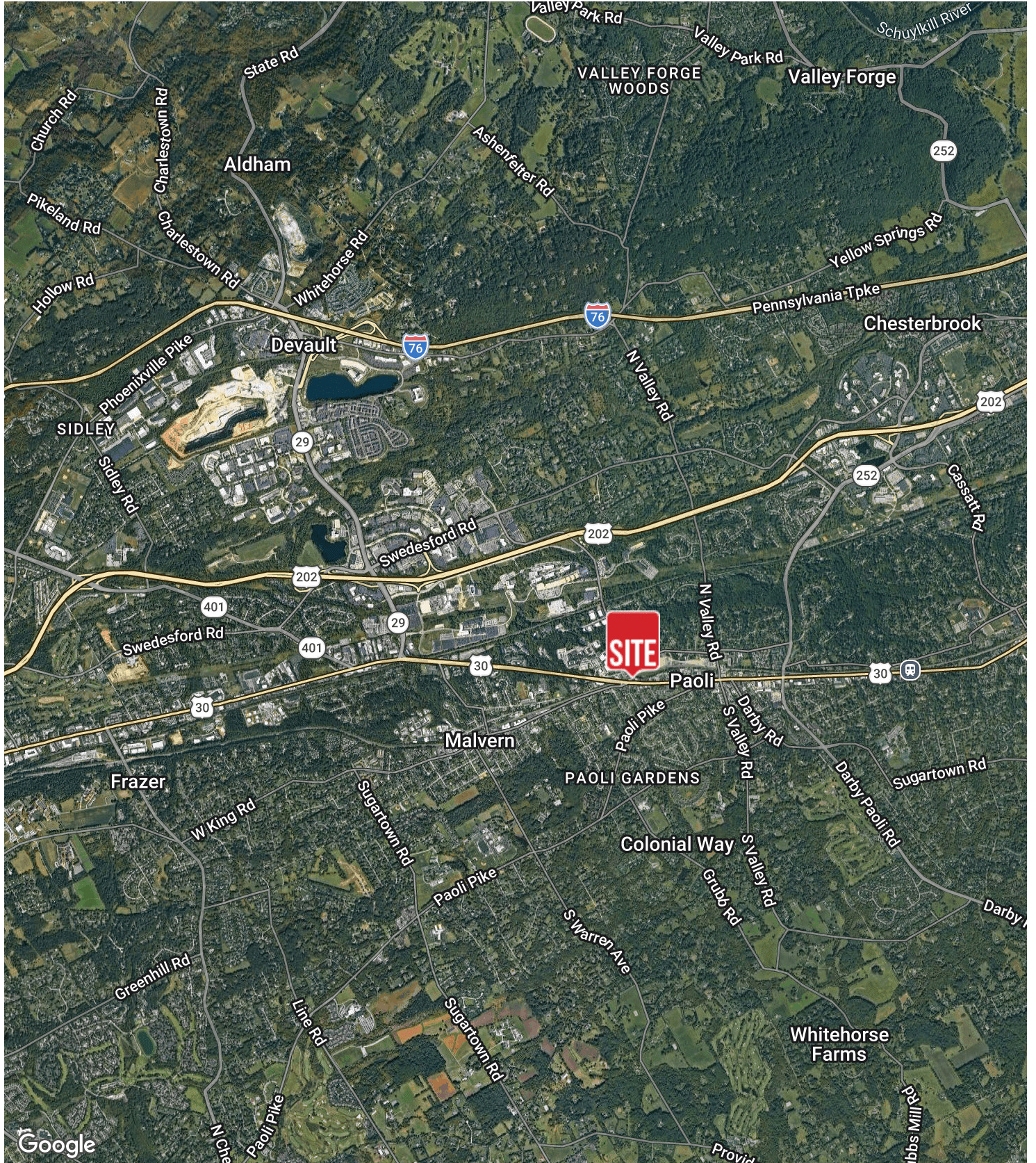
+1 856 234 9600 x203

jeff.sloan@naimertz.com

**NAI**Mertz

856.234.9600 | [naimertz.com](http://naimertz.com)

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.



**CONTACT**

JEFFREY SLOAN  
+1 856 234 9600 x203  
jeff.sloan@naimertz.com