

109 N. 2<sup>nd</sup> St, North Wales, PA 19454

## SIZE AND PRICE

### Suite B:

- 1,000 SF rental rate
- \$18.00 PSF gross
- \$1,500 rental rate per month (plus utilities)

## ZONING

CBD



## RETAIL / OFFICE SUITE FOR LEASE IN THE HEART OF NORTH WALES BOROUGH

Versatile commercial suite available in this centrally located North Wales property, just steps from restaurants, breweries, and the North Wales SEPTA Station.

### Available Space:

- Suite B: Includes a kitchenette, conference room, reception area, and private offices. A great fit for medical, dental, or professional services.

### Highlights:

- Walkable downtown location
- Close to the North Wales SEPTA Station
- Flexible suite layouts
- Strong visibility and foot traffic

## PRESENTED BY

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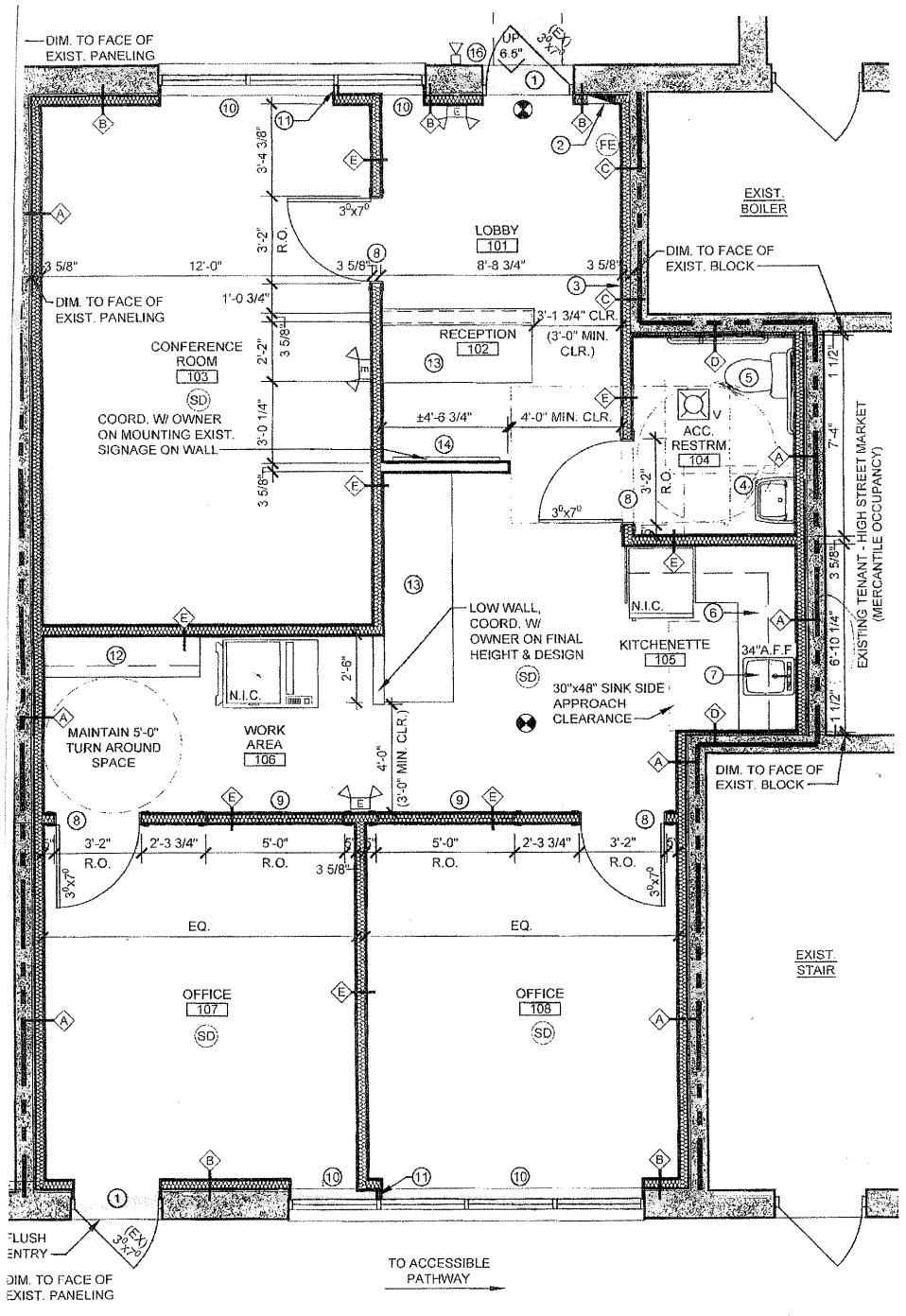
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**KPG** COMMERCIAL  
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(1000 SQ FT)



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