



**FOR SALE: 1288 Valley Forge Rd.,  
Phoenixville, PA 19460**



PRESENTED BY:

**Rich DiPrimio**

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276 Dilworthtown Rd.,  
West Chester, PA 19382

Each Office Independently Owned and Operated





## Pricing:

**Sales Price:** \$220,000

**Condo Association Fee:** \$325 per month

## Property Highlights:

- 3 offices and large meeting area
- Well maintained and move In ready
- Siding, roof, HVAC system, and tankless hot water heater are new within the last few years
- Condo fee Includes exterior building/lot maintenance, common area and trash
- Full basement for storage

## Property Overview

KW Commercial is pleased to exclusively present for purchase 1288 Valley Forge Rd., Unit 53 a well-maintained and fully functional office condo in the desirable Valley Forge Commons. Step inside to find a thoughtfully designed layout featuring three private offices, a receptionist area, a full basement for storage, and a spacious loft-style meeting room ideal for a team collaboration, or additional workspace. Enjoy peace of mind with recent upgrades including new siding, roof, HVAC system, and tankless water heater all completed within the last few years. The unit includes two designated parking spots with ample additional parking for clients and visitors. The condo association fee is \$325 per month and covers exterior building maintenance and common areas. Conveniently located near major routes, local amenities, and the heart of Phoenixville, this move-in ready space is perfect for professionals just starting out or an established small business.



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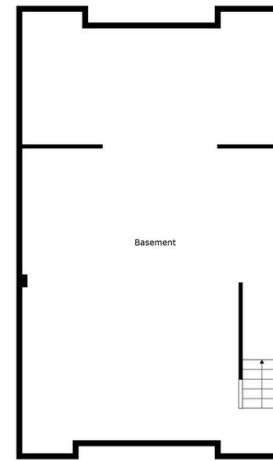
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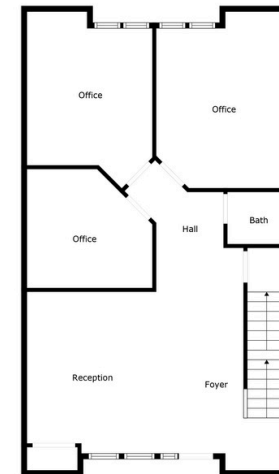
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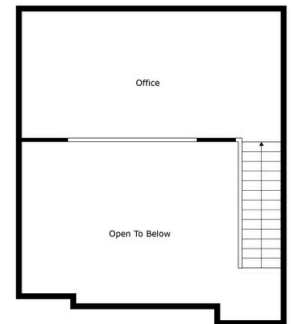




Floor 1



Floor 2



Floor 3



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