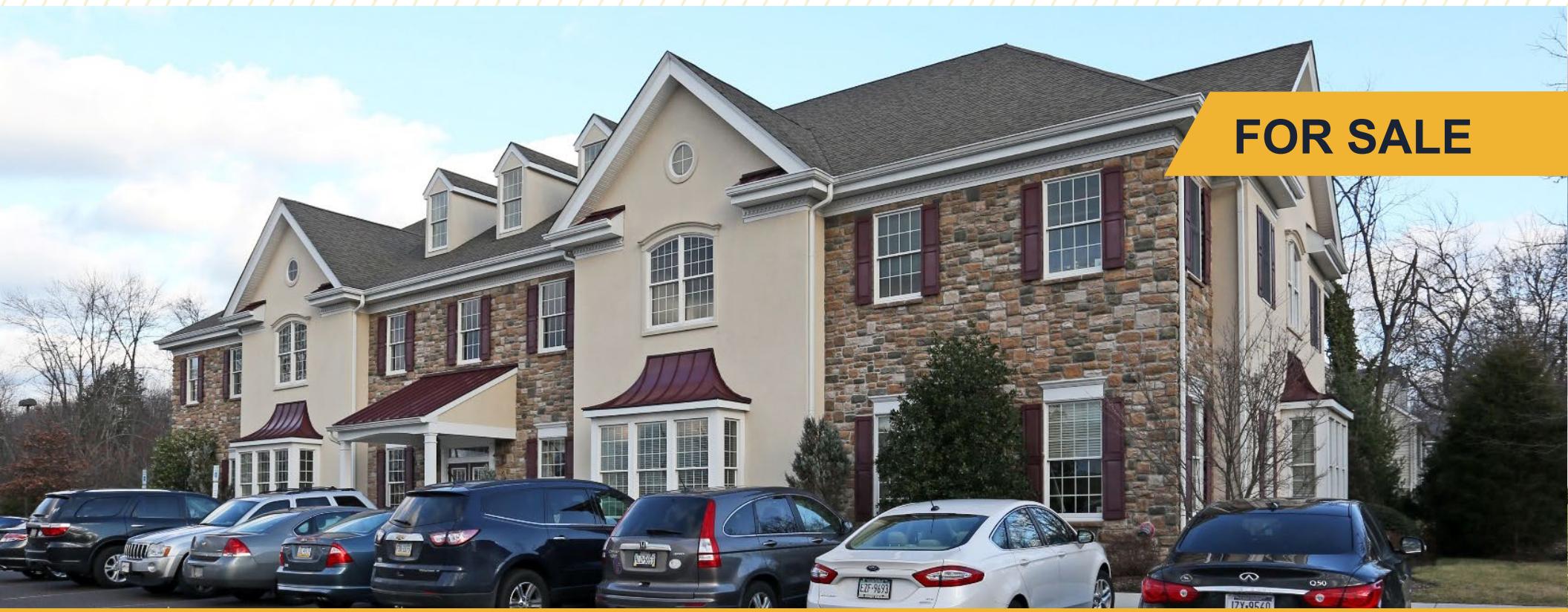


**7,975 SF OFFICE CONDO plus
2,678 SF BASEMENT STORAGE**



105 MONTGOMERY AVE

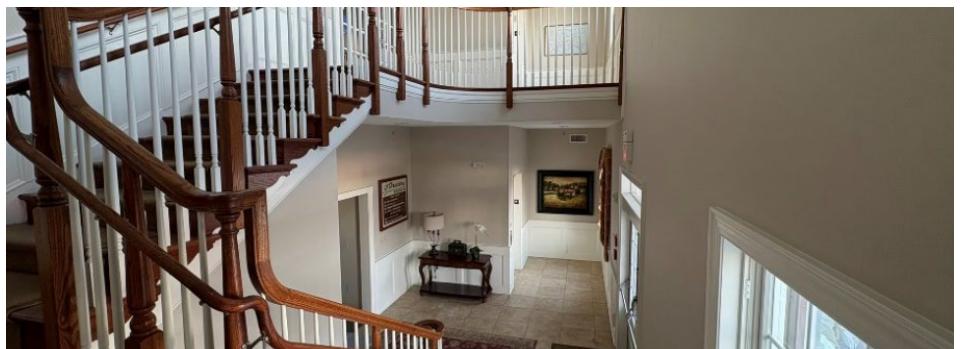
Montgomeryville, PA 18963

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PROPERTY HIGHLIGHTS

- 20,000 SF beautiful office condominium building
 - 7,975 SF Office condo space available
 - 2,678 SF Basement storage available
- Three-story office space
- Suitable for investment or owner-occupancy



AMENITIES

- Flexible office space configurations
- Tons of great food options – less than 1 mile
- Montgomeryville Mall – less than 1 mile
- Handicapped accessible / Elevator served
- Close proximity to major transportation routes –
½ mile from Route 309 on Business Rt 202



Dining

- 1 Miller's Ale House
- 2 OOKA Restaurant – Sushi & Hibachi
- 3 First Watch
- 4 Chick-fil-A
- 5 Starbucks
- 6 Chipotle
- 7 Wegmans
- 8 Cava
- 9 The Pour House
- 10 Raising Canes
- 11 Outback Steakhouse

Gyms

- 12 Planet Fitness
- 13 LA Fitness
- 14 Orangetheory Fitness

Hotels

- 15 Courtyard Philadelphia Montgomeryville
- 16 Hampton Inn & Suites
- 17 Residence Inn

**AREA
AMENITIES**

CONTACT INFORMATION

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