

# Fully Equipped Medical Space For Sale/Lease

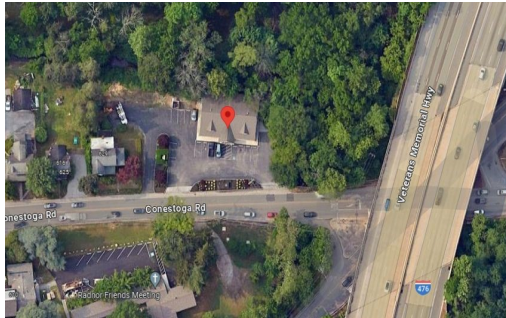
## 635 Conestoga Rd , Villanova

AVAILABLE FOR SALE/LEASE



- MLS # PADE2070026 (sale) & PADE20616666 (lease)
- Zoning: C1
- Tax ID# 34-04-02171-00
- Taxes : \$19,193/2024

Fully equipped Medical Center in Villanova. The building is currently set up as a medical practice. There are 8 exam rooms fully finished with equipment. Most exam rooms are roughly 10 x 10. Also included is an X-ray room with machine. Central command center, conference room, multiple storage rooms, kitchenette. Front sitting room with reception area and office area for staff. All medical equipment, including x-ray machines, exam tables, and furniture, are included in the lease. While this office is set up for medical use it can be used for other professional office space. There is a house included in this sale. Home is on the other side of the lot and on the same deed. House can be remodeled and leased out or torn down. Conveniently located on Conestoga Rd. Easy Access to Rt 30, 320 and Rt 476. Also for lease (not including the house) see MLS #PADE20616666. Public records state the address is 617 Conestoga Rd but the street address reads 635 Conestoga Rd



Sale \$2,500,000 / Lease \$150,000/yr



INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED



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