



FOR SALE



14 CHRISEVYN LN, PHOENIXVILLE, PA 19460

RE/MAX **\$2.1 MILLION**
COMMERCIAL

FEATURES

ft² 12,410 SF  **1.41 acre**

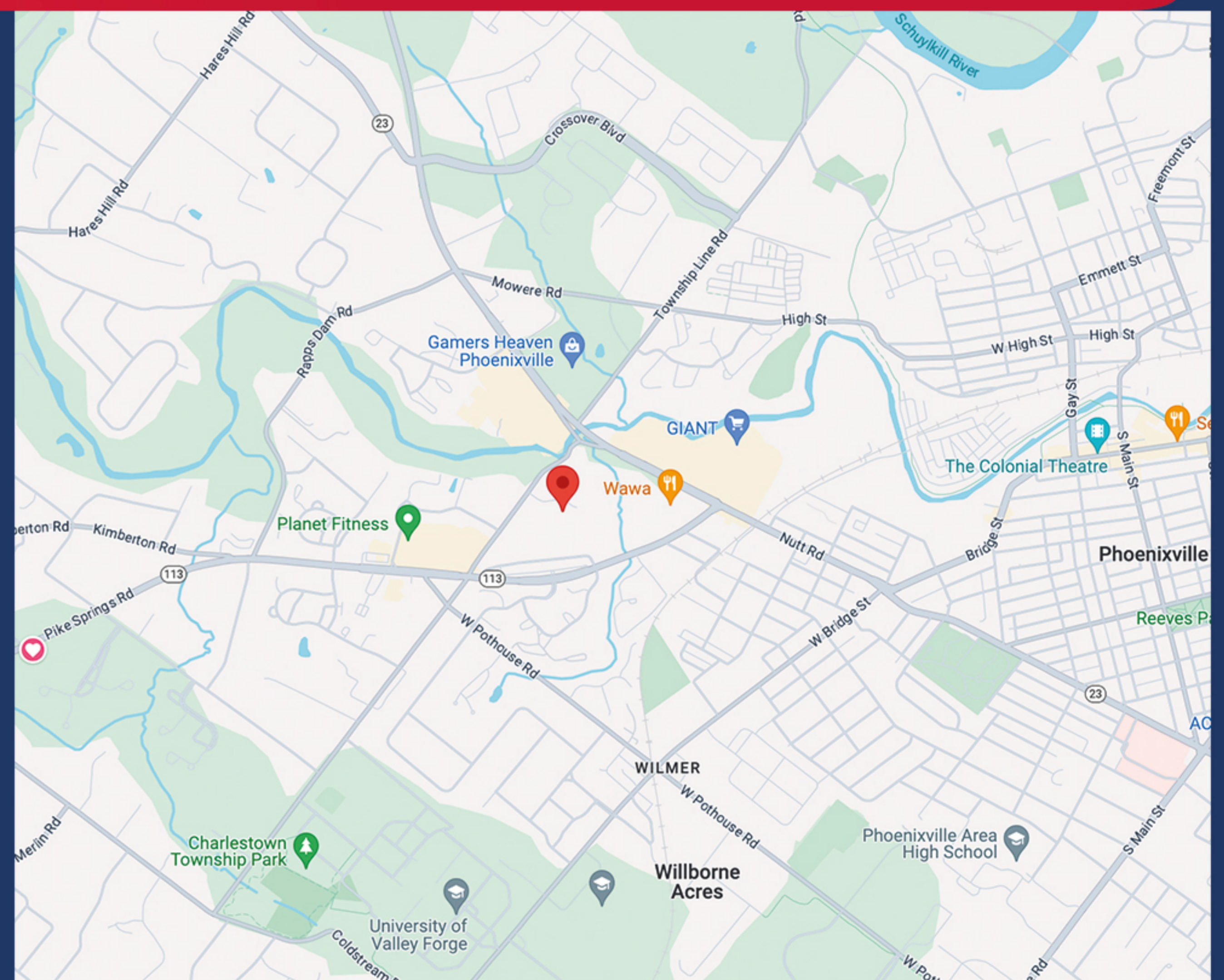
- *Building Constructed in 2007*
- *100% Leased*
- *NOI - \$148,521*
- *Cap Rate 7%*
- *Price \$2.1 MILLION*

Michael J. Gola
Associate Broker

610-864-4539 Cell
mike.gola@comcast.net

Maryann Staszak
Sales Associate

484-684-5366 Cell
maryann.staszak@yahoo.com



LOCATION

- *Located off Township Line Rd, minutes from Downtown Phoenixville and the village of Kimberton*
- *Walking distance from shops and restaurants*
- *Easy access to routes 23, 29, 724 and 422*

RE/MAX
Main Line

80 W Lancaster Ave
Devon, PA 19333
610-640-9300
<http://www.mainlinerealty.com/>