



**FOR SALE**  
**37 +/- ACRES - ROUTE 663**  
**PENNSBURG**  
**MONTGOMERY COUNTY, PA**

**\$4,200,000**

**Commercial Development Opportunity**

- Including--
  - Retail
  - Industrial
  - Office
  - Restaurants
  - Banks
  - Hotels
- Water and Sewer Available at Site
- Zoned: Limited Industrial/Commercial (LIC-1)
- Located Across from the Northgate Community

**Call Steve Rothenberger for more information - 215.679.4200**

Brode and Brooks, Inc. Realtors  
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