



## 34 E. Lancaster Avenue

Shillington, PA 19607

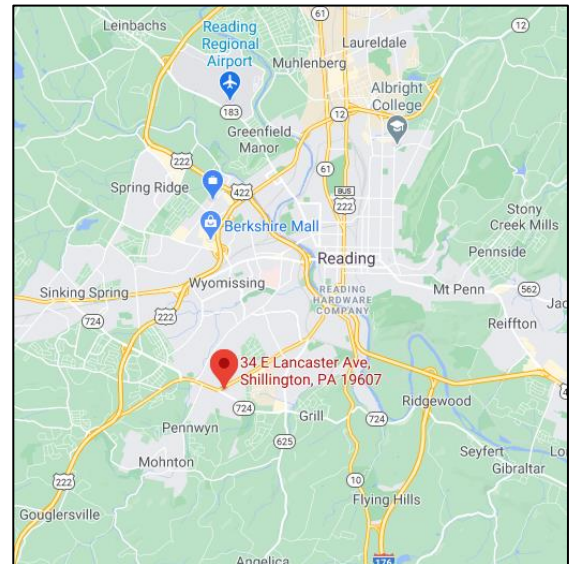
### Property Highlights

- 12 parking spaces in a private lot
- Move-in ready space
- Affordable rate
- Flexible lease terms
- Nearby amenities

For more information:

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For Lease  
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## Overview/ Property Description



*This mixed-use property is located in the heart of Shillington, PA. The property includes a 15-car parking lot on 0.25 acres. 3 apartments are located on the 2nd and 3rd floors. Office space is in excellent condition and was recently renovated. The space is spread across the first floor and a finished lower level. Lower-level space has direct access from front of the building and does have windows.*

### Space Description

<b>Space Size (SF):</b>	3,202 SF -1,932 SF on 1 <sup>st</sup> floor -1,270 SF on lower level
<b>Acreage:</b>	0.25 acres
<b>Municipality:</b>	Shillington Borough
<b>Zoning:</b>	Commercial
<b>HVAC:</b>	Gas fired hot-water system and central air-conditioning
<b>Water/Sewer:</b>	Public
<b>Restrooms:</b>	Yes, two located on 1 <sup>st</sup> floor
<b>Parking:</b>	15 spaces in lot. 12 are available to the commercial space.
<b>Rental Rate:</b>	First Floor: \$2,500 per month plus utilities Lower Level: \$1,400 per month plus utilities

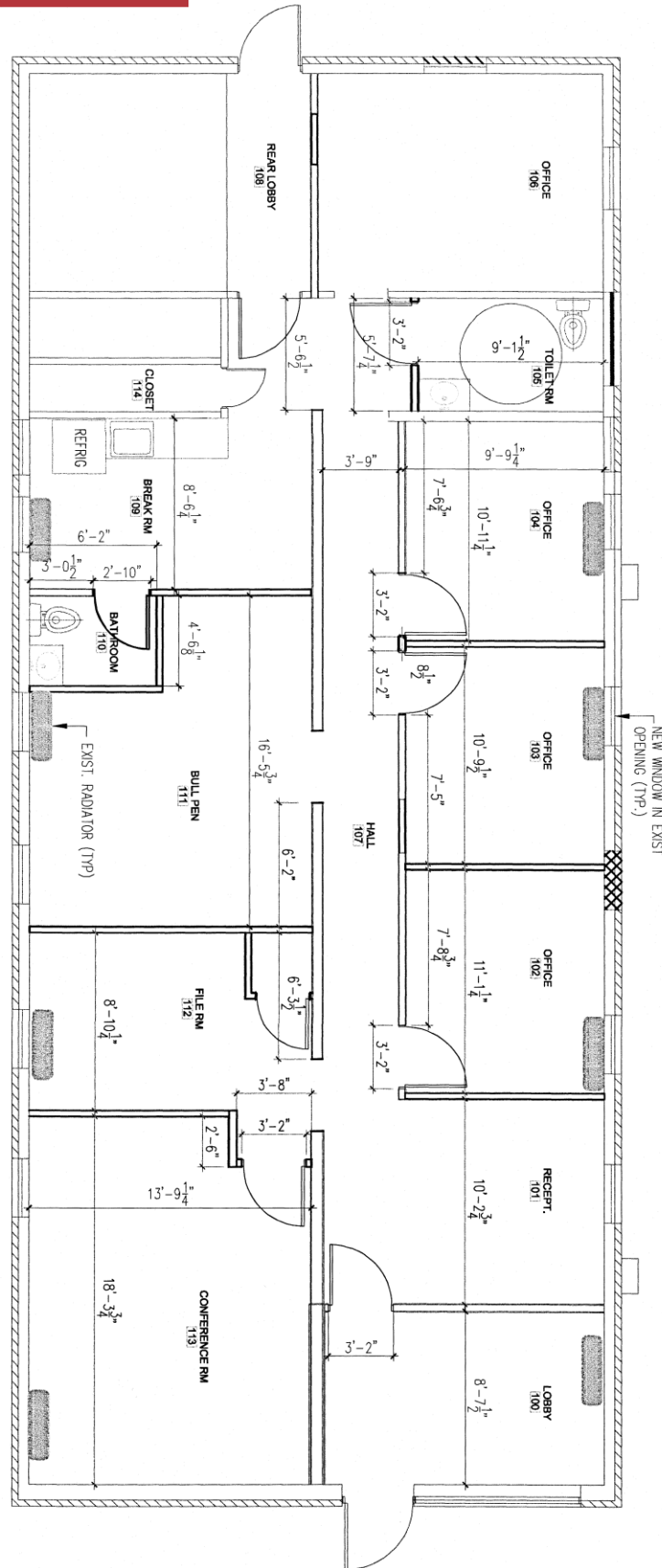
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## Photos



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# First floor floorplan



# **NAI**Keystone

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