

PROPERTY DESCRIPTION

Presenting a prime opportunity for industrial and flex space investors, this property offers a 19,129 SF building with enduring construction and a flexible layout to suit diverse business needs. Zoned I for industrial use, the property boasts modernized utilities and infrastructure, ample parking, and a convenient location in the heart of Huntingdon Valley. With high ceilings, spacious interiors, and potential for expansion or redevelopment, this well-maintained facility provides an established presence in the industrial and event business community. Its easy access to major transportation routes and close proximity to essential amenities make it an ideal choice for businesses seeking a strategic and adaptable commercial real estate investment.

Industrial Flex Condominium 3 buildings contiguous space, active security cameras, sound systems, projectors, and 2 types of delineated event space. More than ample parking, roll up doors and extensive storage. All equipment, dishware FF&E included in sale

OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	19,129 SF

PROPERTY HIGHLIGHTS

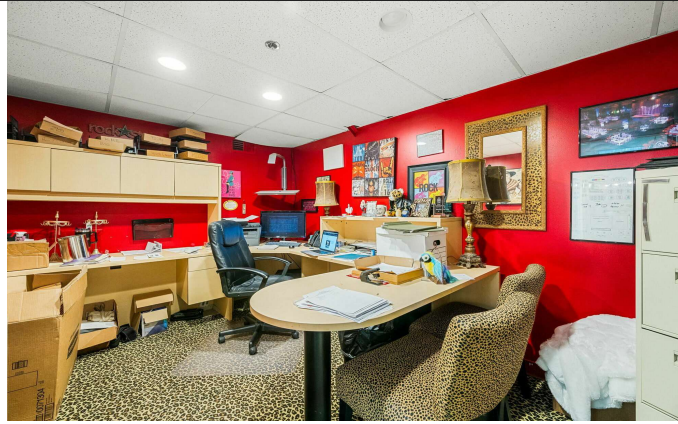
- 19,129 SF industrial/flex space building
- Built in 1945, with enduring construction
- Zoned I for industrial use
- Convenient location in Huntingdon Valley area
- Ample parking for employees and visitors
- Well-maintained and updated facilities
- Flexible layout for diverse business needs
- High ceilings and spacious interior
- Modernized utilities and infrastructure
- Easy access to major transportation routes
- Potential for expansion or redevelopment

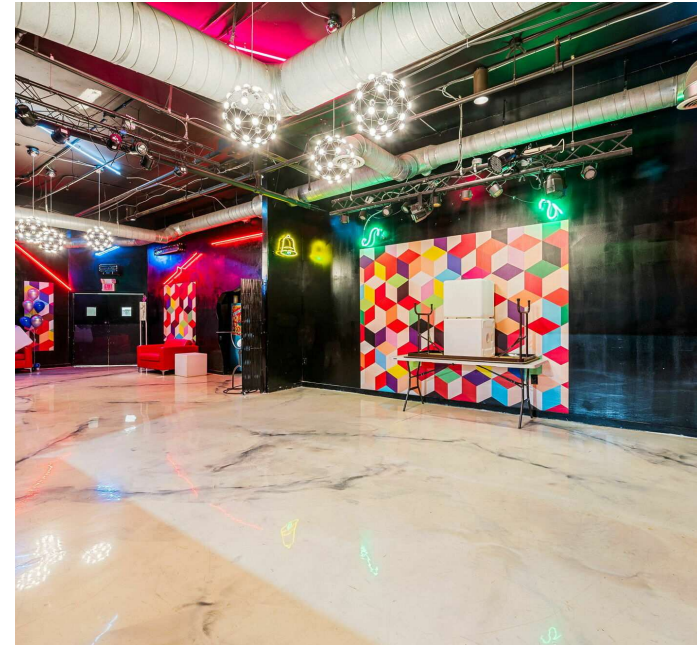
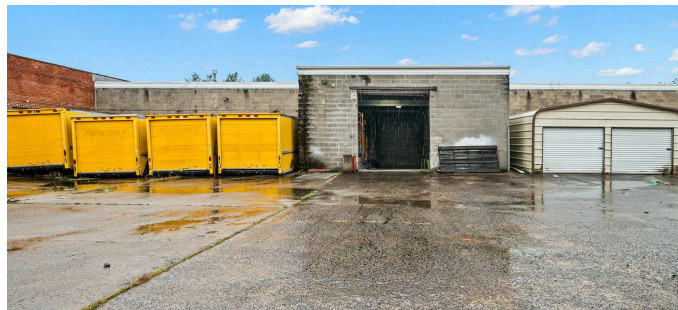
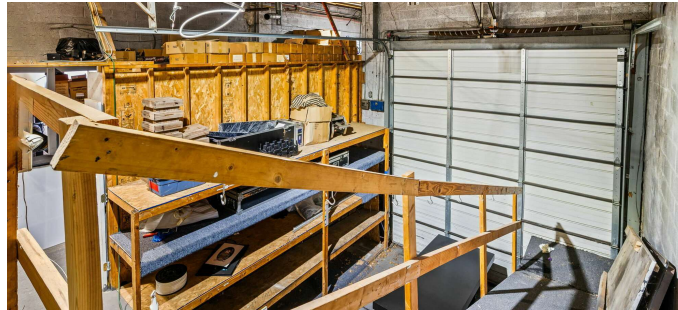
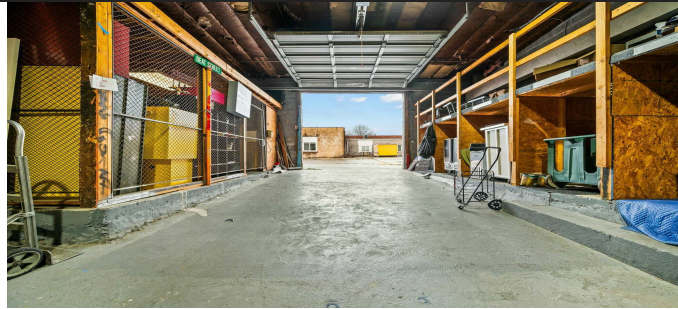
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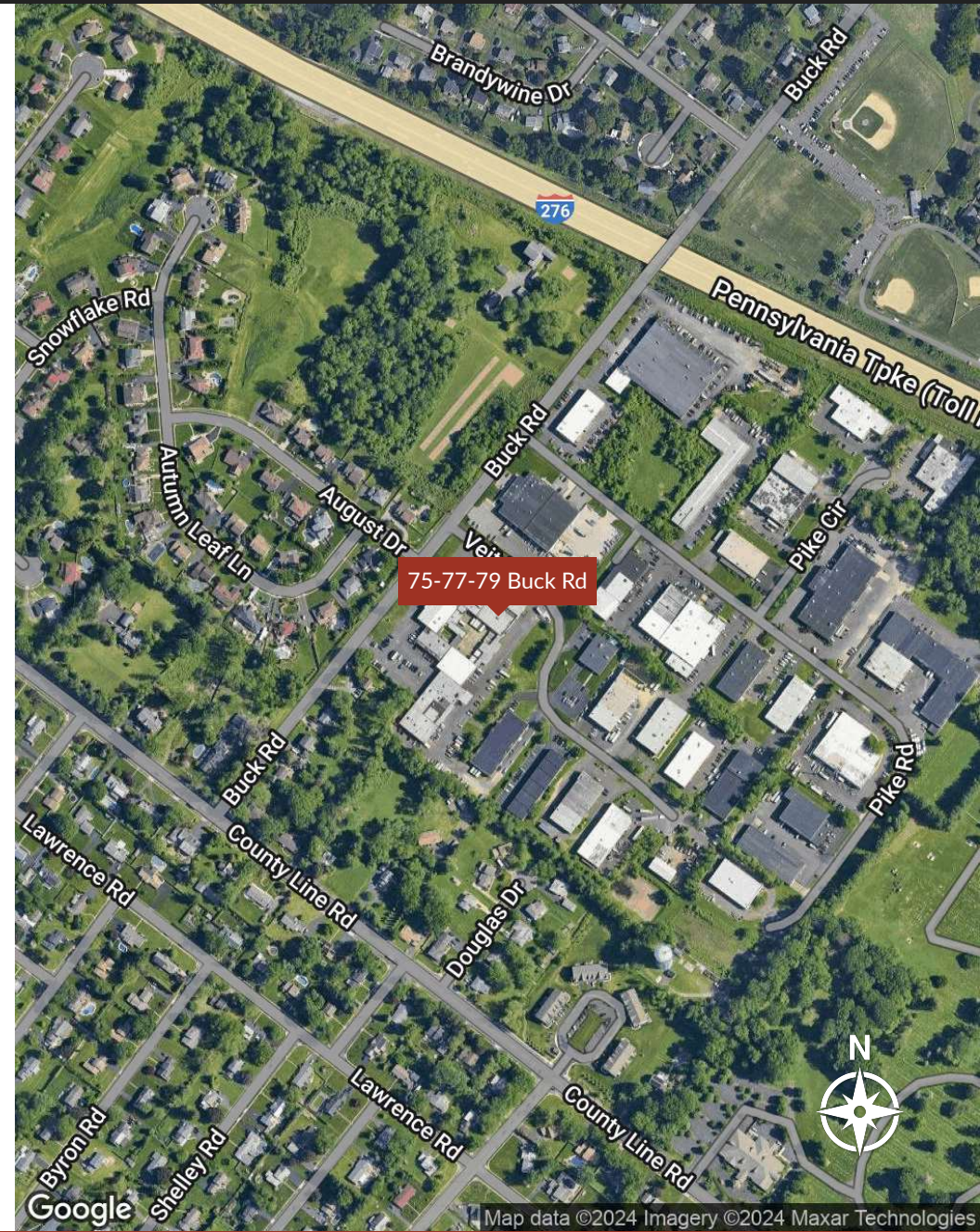
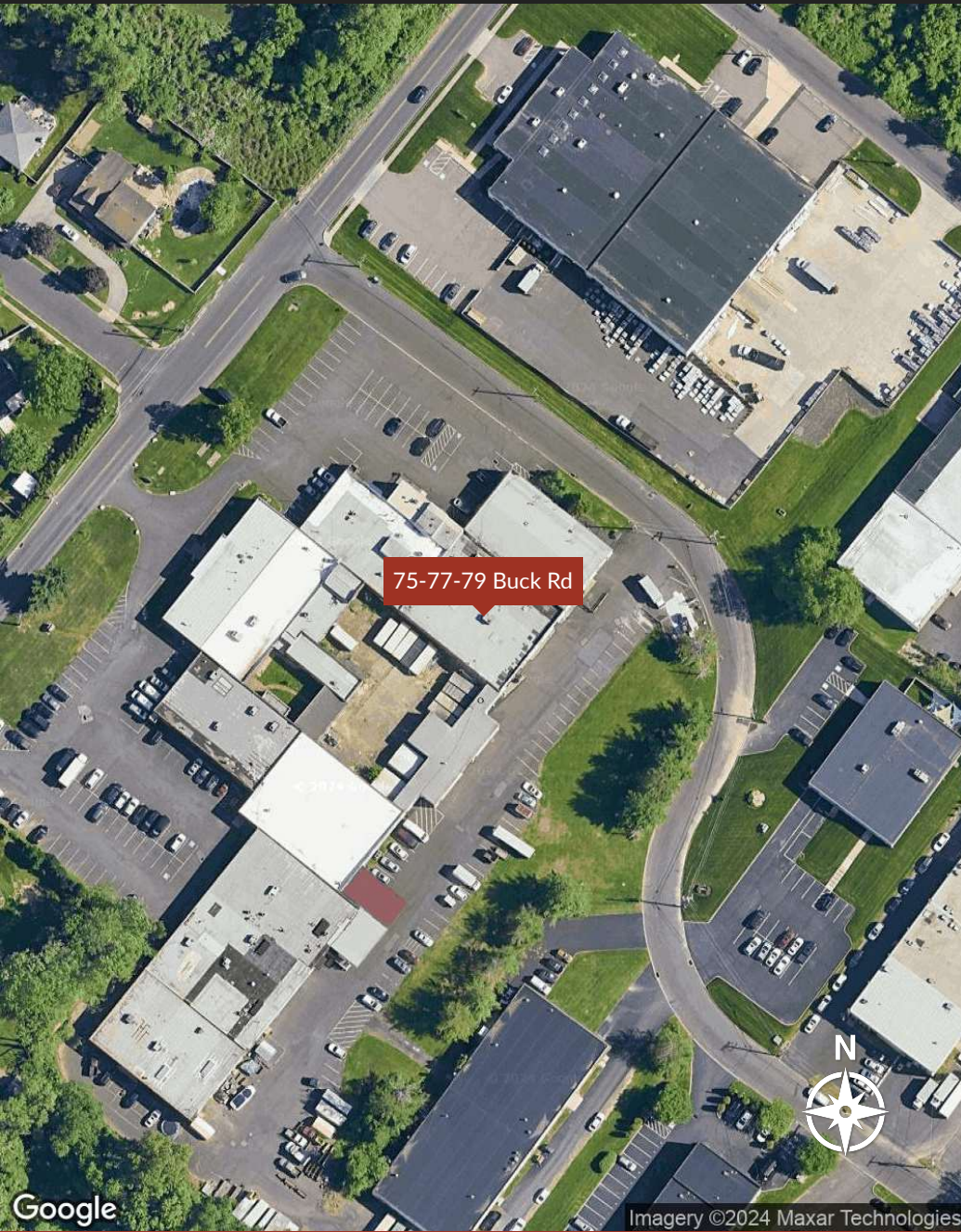
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,265	235,213	1,175,839
Average Age	45.7	43.8	40.6
Average Age (Male)	44.7	42.3	38.9
Average Age (Female)	45.9	45.1	42.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,314	93,386	463,071
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$121,033	\$96,186	\$87,574
Average House Value	\$362,996	\$297,596	\$250,031

2020 American Community Survey (ACS)

