

**For Sale or Lease**

LOCATION

**183-185**

**W. Lancaster Ave,  
Paoli, PA 19103**



OWN THE MAINLINE

**PROPERTY HIGHLIGHTS**

- **PRIVATE PARKING LOT BEHIND THE BUILDING**
- **Great Opportunity for an Owner-User or Investor**
- **700 – 4,300 SF Available for Lease or Sale**
- **Asking Price: \$925,000**
- **Asking Lease Rate: \$19.00/SF Modified Gross**
- **Signage opportunity on Lancaster Avenue**
- **Approx. .5miles from Paoli Train Station**
- **Close proximity to US-202, I-76, and I-276**





**PRIVATE PARKING IN BACK**



PROPERTY

★ 183-185 W. Lancaster Ave  
Paoli, PA 19103

TRANSPORTATION

-  Malvern Train Station SEPTA
-  Paoli Train Station SEPTA

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| <b>1</b>  | <b>4</b>  |
| <b>2</b>  | <b>5</b>  |
| <b>3</b>  | <b>6</b>  |



# CONTACT US

FOR MORE INFORMATION

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