



**Professional Office Building and Apartment for sale or lease**



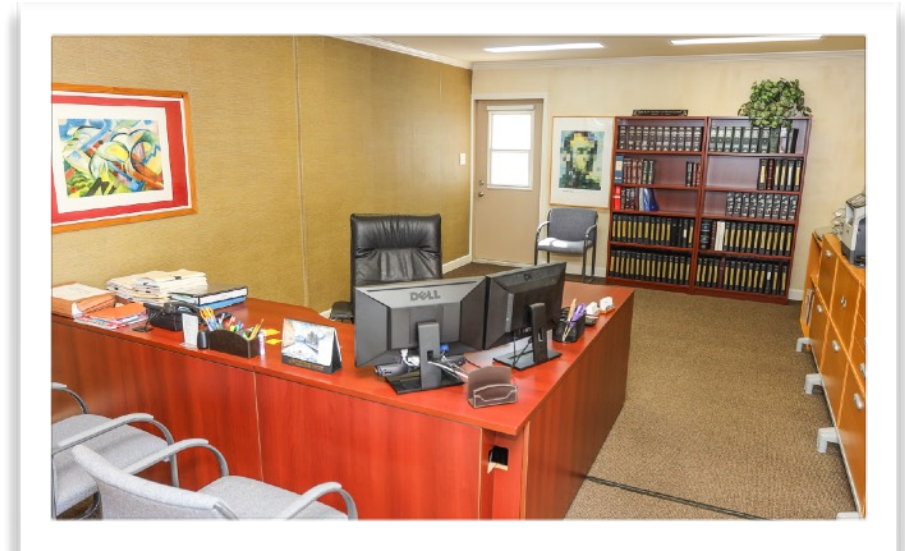
Hoffman Realty Group, LLC - 215-641-4600 - [HoffmanRE.com](http://HoffmanRE.com) - 794 Penllyn Pike, Blue Bell, PA 19422





# Property Specifications

- Mixed-use zoning in place
- 1st floor immaculate professional office
- 2nd floor 2-bedroom apartment
- Lansdale Borough location
- Tax ID # 11-00-10408-003
- 2019 taxes of \$6,759
- 3,000 square foot building
- 7,200 square foot lot
- Off-street parking in rear
- Street parking available



- Public water
- Public sewer
- 200 amp electric
- Large conference room

# Potential Uses

- ◆ Mixed use (residential & office)
- ◆ Lawyer, accountant, medical office
- ◆ Bank or financial institution
- ◆ Bakery
- ◆ Florist
- ◆ Funeral home
- ◆ Insurance company
- ◆ Real estate office
- ◆ Daycare center
- ◆ Medical marijuana dispensary
- ◆ Tailor
- ◆ Beauty salon
- ◆ Shoe repair
- ◆ Lawyers office
- ◆ Accounting office
- ◆ Church
- ◆ Youth center
- ◆ Print center

