

9,570 SF Of Office Available For Sale

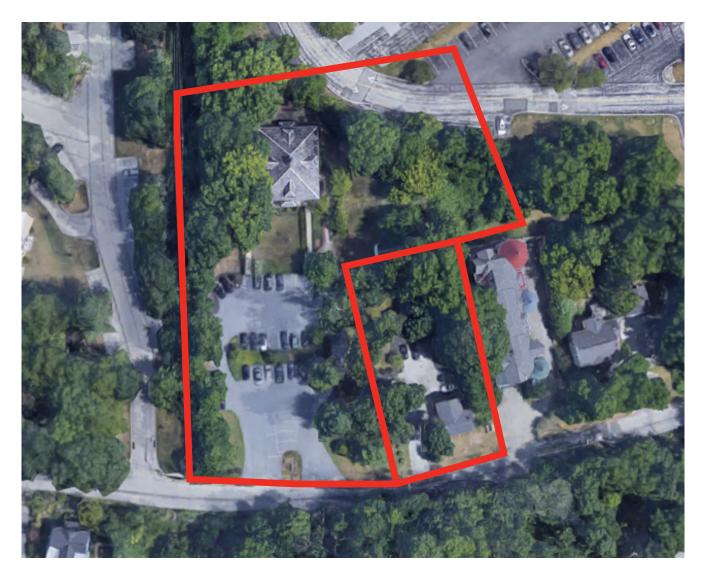
scott.williams@avisonyoung.com

Old Valley Forge Road 1030 King Of Prussia, PA

AVAILABLE FOR SALE - RARE OWNER USER OPPORTUNITY

Location:	> 2 minutes from Route 422	
Building: commercial	 > Building 1: Three story 6,670 SF former school house currently owner occupied for office use > Building 2: Two story 2,900 SF converted office building 	
Sale Price:	> \$1,475,000	
Acreage:	> 2.16 acres (usable acreage is estimated to be 1.67 acres)	
Parking:	> 35 parking spaces	
Zoning: BEST MANAGED COMPANIES	> High-Rise Multi-Family (HR)	Scott Williams, Principal P 610.276.3147 C 610.721.9912 scott williams@avisonyoung.com

THE PROPERTY



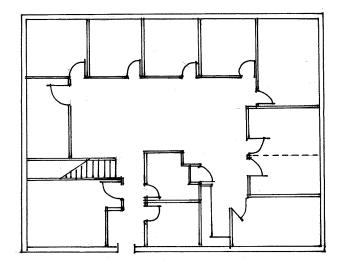




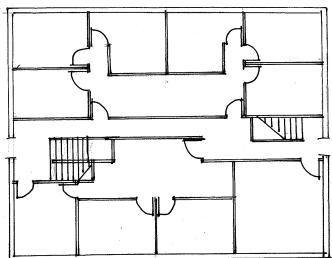
FOR SALE: 1030 OLD VALLEY FORGE ROAD

FLOOR PLANS

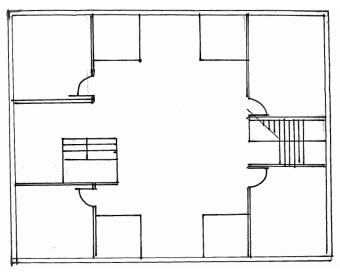
1st Floor:





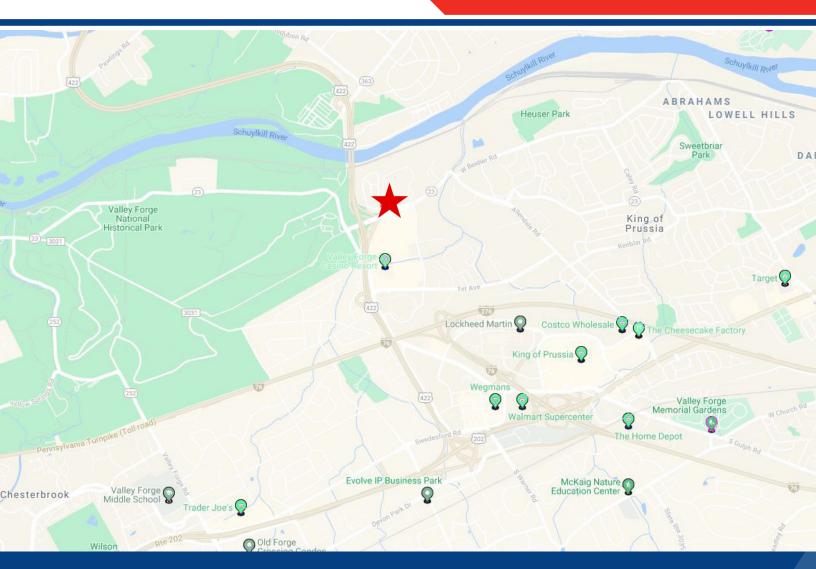


3rd Floor:



FOR SALE: 1030 OLD VALLEY FORGE ROAD

LOCATION MAP



Philadelphia 22 Miles 35 Minutes

> Intelligent Real Estate

Solutions

Philadelphia Airport 27 Miles 30 Minutes New Jersey 25 Miles 30 Minutes

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