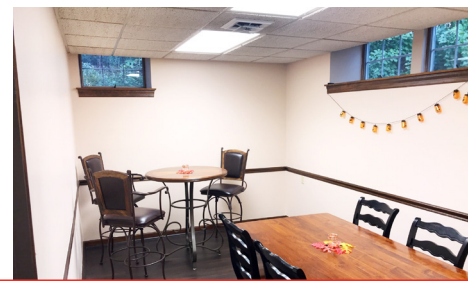


**AVISON
YOUNG**



9,570 SF Of Office Available For Sale

1030

Old Valley Forge Road
King Of Prussia, PA

Partnership. Performance.

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:** > High-Rise Multi-Family (HR)



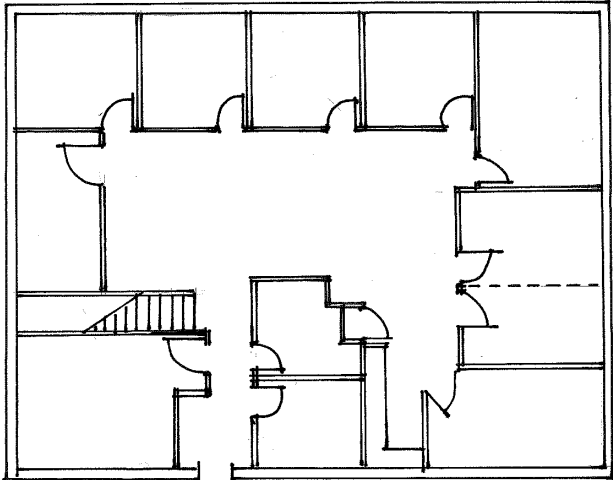
Scott Williams, Principal
P 610.276.3147
C 610.721.9912
scott.williams@avisonyoung.com

FOR SALE: 1030 OLD VALLEY FORGE ROAD

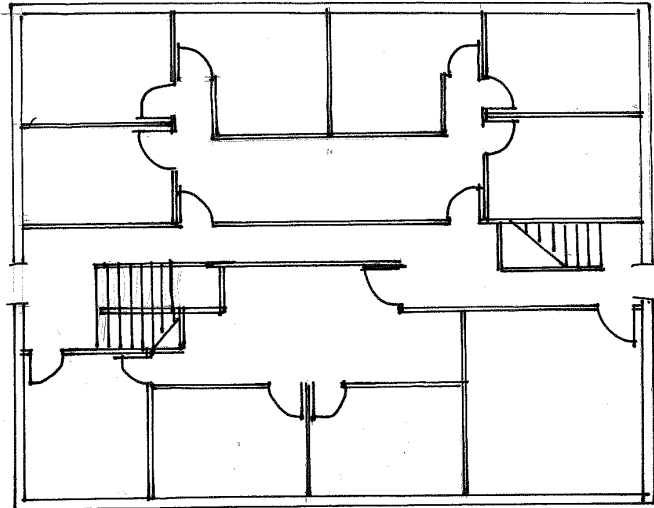
THE PROPERTY



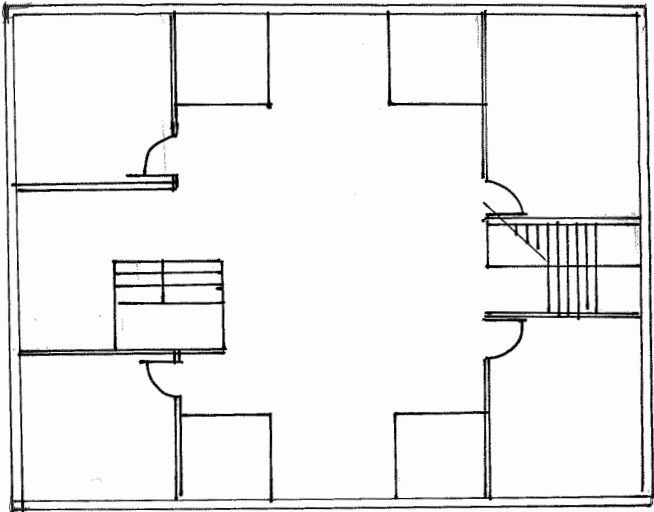
1st Floor:



2nd Floor:

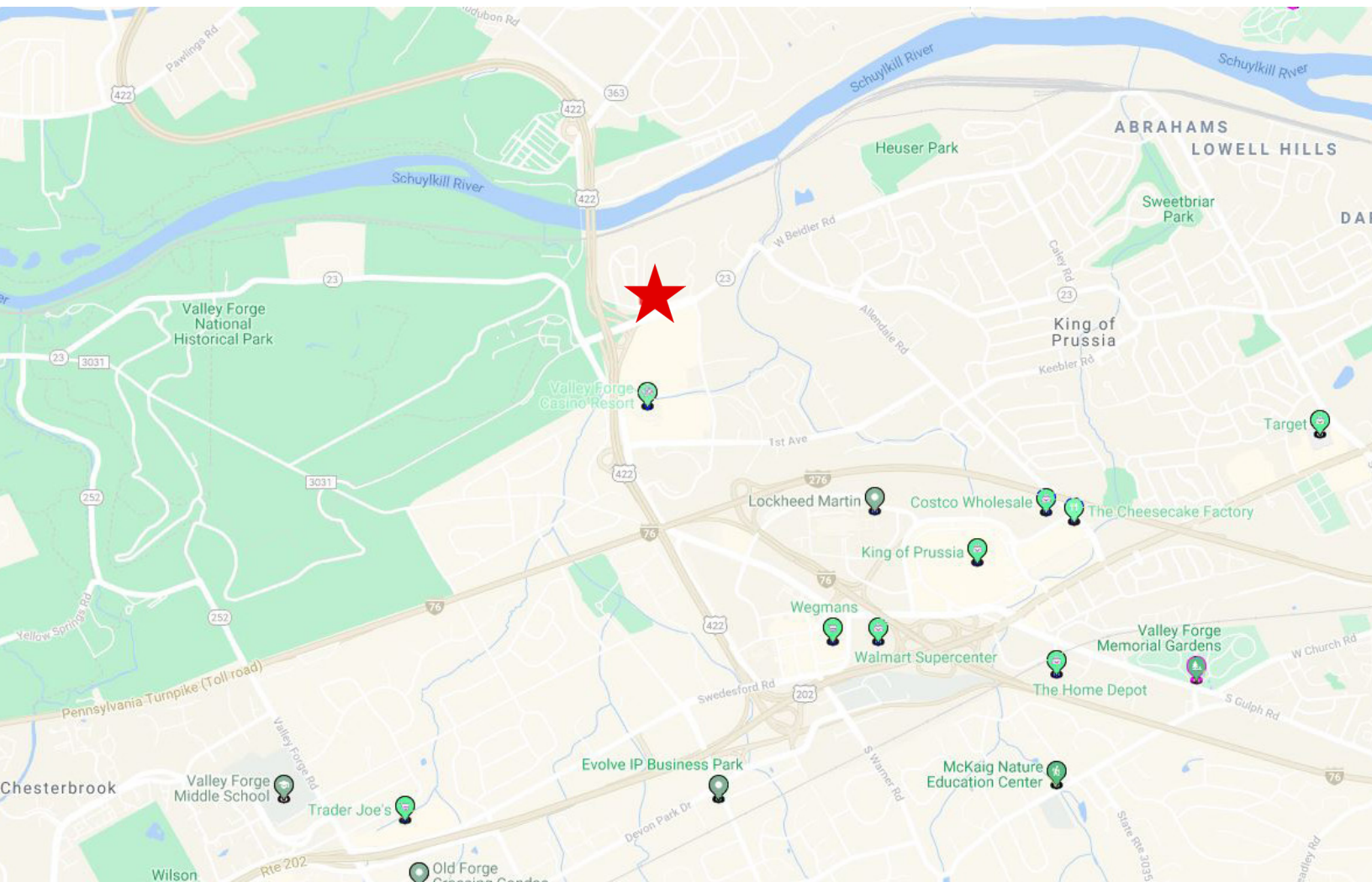


3rd Floor:



FOR SALE: 1030 OLD VALLEY FORGE ROAD

LOCATION MAP



Philadelphia
22 Miles
35 Minutes

Philadelphia Airport
27 Miles
30 Minutes

New Jersey
25 Miles
30 Minutes

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