



UNIQUE OPPORTUNITY-OWNER/USER

**AVAILABLE
FOR SALE**



CONTACT:
CHRIS YANGELLO
610.359.9700 OFFICE
610.716.4020 CELL
CYANGELLO@CAPITALCOMRE.COM

LOCATION: 316 W POPLAR STREET, NORRISTOWN, PA 19401-3237

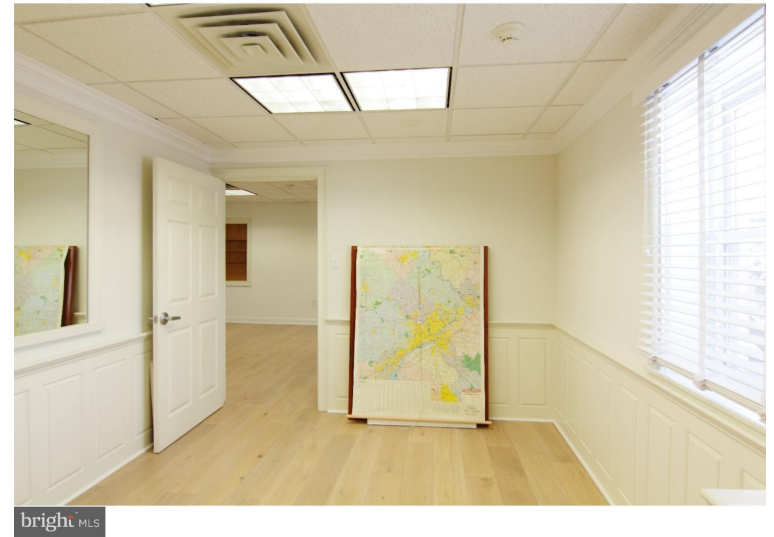
**Sales Price
\$750,000.00**

PROPERTY HIGHLIGHTS:

- FREESTANDING 8,300 SQ FT, 1 STRY MASONRY BUILDING, JUST OFF RT202,
- CLEAR SPAN WAREHOUSE 12' CEILING
- 3 DRIVE-IN OVERHEAD DOORS
- EXPANDED STORAGE AND OFFICE FITTED OUT W/RECP, CONF, KITCHEN, ADA COMPLIANT BATH, CABINETRY, APPLIANCES
- EXPANDED REAR LOT (INGRESS/EGRESS AT NORTH/WEST SIDES)
- ON SITE PARKING FOR 14+ VEHICLES
- PERIMETER FENCING
- SITUATED BETWEEN KOP/PLYMOUTH MTG INTERCHANGE OF RT 476, 276, 76, & 422

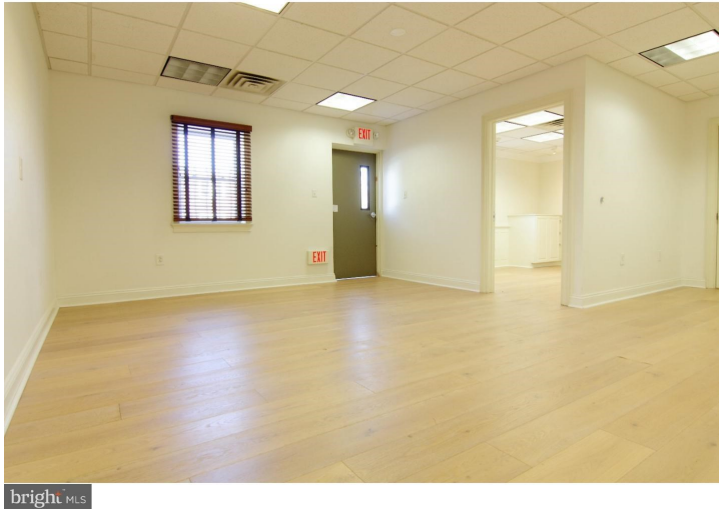
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