

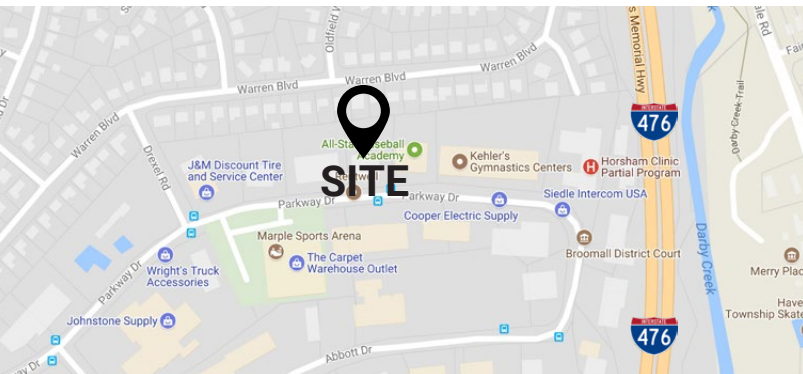
# ± 16,000 SF FLEX BUILDING FOR SALE

630 PARKWAY DRIVE, BROOMALL, PA 19008

**SALES PRICE:**  
**\$1,600,000.00**

## PROPERTY FEATURES

- ✓ ± 16,000 SF Flex Bulding comprised of (4) 4,000 SF units
- ✓ 100% Occupied
- ✓ NOI: \$124,974.55, 7.8% CAP Rate
- ✓ Large canopy walkway with ground floor access on the 2nd floor
- ✓ Spacious front lobby area with full glass front door into suite
- ✓ Ample parking & nearby local restaurants and retail services
- ✓ Right off of Exit #9 from Rt. 476 (Blue Route) with close proximity to Rt. 1, Sproul Road, West Chester Pike and the Philadelphia Int'l Airport



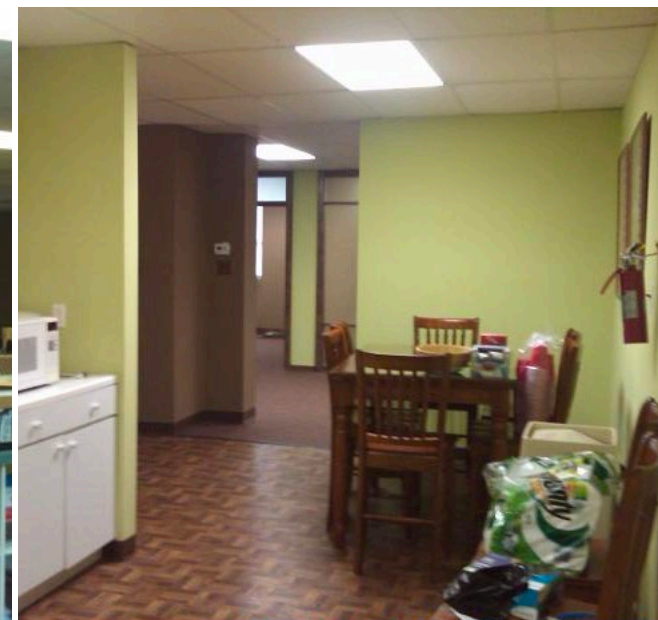
## CONTACT US

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**ZOMMICK MCMAHON**  
COMMERCIAL REAL ESTATE

# BROOMALL PROPERTY PHOTOS - 630 PARKWAY DRIVE



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# BROOMALL SITE LOCATION AERIAL - 630 PARKWAY DRIVE



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# ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff, whom are all results-oriented professionals.

## SOME OF OUR SATISFIED CLIENTS:



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