



401 Schuylkill Road

Phoenixville, PA

PRIME DEVELOPMENT OPPORTUNITY IMMEDIATELY ACROSS THE STREET FROM WESTSIDE APARTMENTS AND SHOPPING

- 1.4 acre (60,984 square foot) site with existing freestanding building
- Current freestanding building is 2,800 square feet with four auto bays
- 18 surface parking spaces to accompany the current building
- Located immediately along Route 23 with close proximity to Route 422, Route 202, and the Pennsylvania Turnpike
- Property is well-located at a signalized intersection with dual frontage seeing over 18,000 vehicles per day
- Surrounded by a multitude amenities and other brand new developments
- Public utilities available

Sale Price: \$1,150,000

Please Contact

Scott Williams, Principal

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scott.williams@avisonyoung.com

Avison Young

300 Barr Harbor Drive

Suite 150

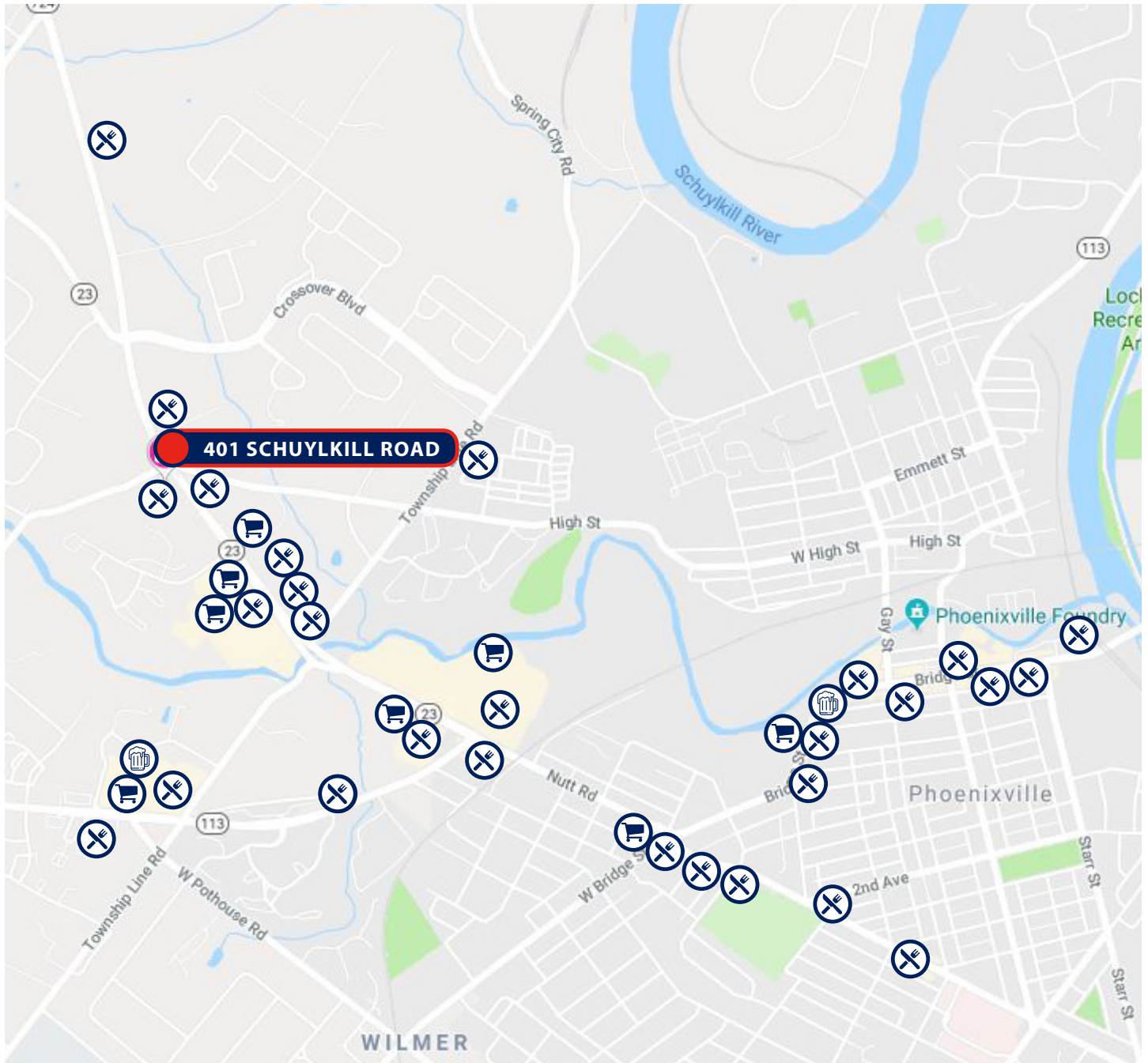
West Conshohocken, PA 19428

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SURROUNDED BY A MULTITUDE OF AMENITIES



**AVISON
YOUNG**

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For more information, please contact:

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