

**REDUCED SALE PRICE: \$3,950,000**



## 233 & 239 NORTHERN BOULEVARD, S. ABINGTON TWP., PA 18411

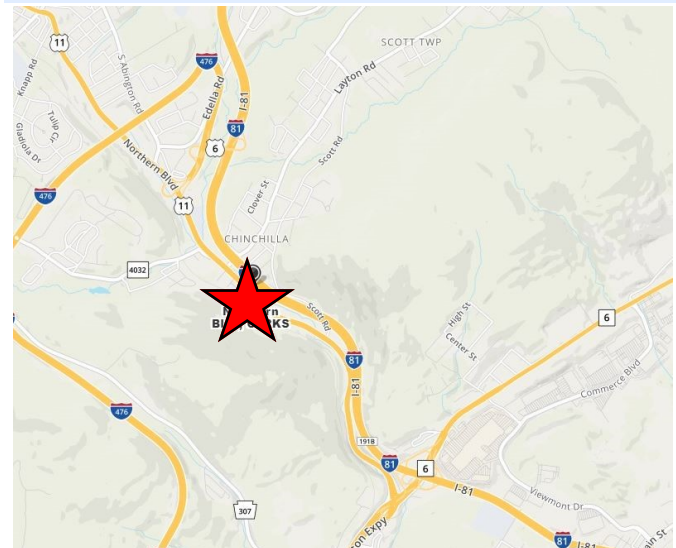
Well located 36,000 SF commercial complex consisting of a 20,000 SF building and a 16,000 SF building with good rental history. Tenants consist of medical/dental and professional offices. A 4,000 SF and a 3,000 SF unit is available for lease and a 2,500 SF unit is owner-occupied. Great location with signage, easy access from I-81, I-476 and Rt 11! A Confidentiality NDA is required for Rent Roll.

## PROPERTY DETAILS:

- 36,000 SF (2 Buildings)
- 3.5+/- Acres
- PIN: 11201020040
- Stucco Exterior
- Flat and Shingle Roofs
- 753.60 ft. Frontage
- Carpet/Tile/Vinyl Flooring
- 10 ft. Ceiling Heights
- Gas Forced Hot Air Heat
- Central A/C
- Public Utilities - Sub-metered
- Sprinklered
- 139 Parking Spaces
- Zoned C-1 (General Commercial)
- 2020 Taxes - \$59,143.00

LATITUDE: 41.469161

LONGITUDE: -75.675460



## For Information Contact:

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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

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