



For Sale
Professional Office Opportunity
461 North Warminster Rd.
Hatboro, PA. 19040

KW Commercial
542 N Lewis Rd
Limerick PA 19468
Cell 610-551-5830
Office 484-762-8149

Location : Borough of Hatboro,
Montgomery County, PA

Property Type: Residential/
Professional Office

Lot Size : .25 Acres

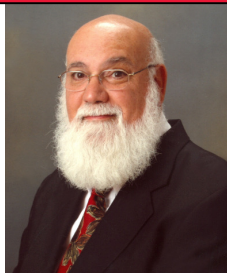
Current Zoning : R2/ with
Variance for professional Office Use

Real Estate Taxes : \$4,254/2009



Unique Non Conforming Use corner property in Hatboro, PA. Property is at the signalized intersection of N. Warminster Rd. & County Lind Rd. Excellent traffic Count and Visibility. First Floor consists of dental office with two dental operatories, waiting room, and several ancillary work areas. Second floor consist of apartment with long term tenant. Approved non conforming professional uses include physician, dentist, teacher, artist, architect, landscape architect, musician Lawyer, engineer, or other such professional use. Ample off street parking at site. Listing Agent must accompany all showings.

Joe Leone
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Asking Price : \$249,900