



**For Sale**  
**Office/warehouse**  
**in Montgomery County, PA**  
**137 S. Main St.**  
**North Wales, PA**

Keller Williams Realty  
Commercial Real Estate  
542 Lewis Rd  
Limerick, PA 19468  
Cell 610-551-5830  
Office 610-792-5900

**Location :** Centrally located  
less than 1/2 mile from Merck's West  
Point Campus in North Wales, PA

**Property Type:** Office/Warehouse

**Lot Size :** +/- .26 Acres

**Current Zoning :** OR Office/Retail

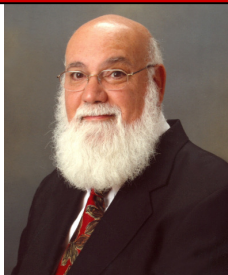
**Taxes:** \$4,146 / 2009

**Real Estate Taxes :** \$4,373/2010



**Priced to sell !!!! 7200 SF office building with 1875 SF attached warehouse in the center of North Wales Boro. Building has been completely rehabbed in the last 3 years. First & second floors features large atrium with 6 offices on each floor. Third floor is set up with open floor plan and cubicles. Building has been wired for internet & telecommunications. 3 car off street parking on Main street with an additional 10 spaces in the rear of building. First & Second floors are accessible from street level. Building is located less than half mile from Merck's west point campus. Location is within walking distance of light rail. This property is a great find in North Wales.**

**Joe Leone**  
Associate Broker  
Cell 610-551-5830  
Office 610-792-5900  
jfleone@hotmail.com  
www.ListWithSanta.com



**Asking Price : \$739,000**