



## 1032 S Park Ave

1032 S Park Ave, Eagleville, PA 19403



**Joe Leone**

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# 1032 S Park Ave

\$450,000

3,030 SF Office Building For Sale, currently fit out as Chiropractor office with 15 parking spaces. Visibility on Park Ave & Egypt Rd. Two story building that could be divided into two units with separate entrances. Signage on S Park Rd visible from Egypt Rd. Zoned VC. Permitted uses as of right include Single family detached residence, two family residence, day care home, bookstore, personal service shop, retail goods shop, retail sales, Coffee shops, computer & software stores, appliance store, medical & dental office, business offices, chiropractor, accountant, professional offices, optometrist, pet supply store, restaurant, dance studio, ADTC on Egypt Rd 19,437, ADTC S Park Ave 10,230, ADTC Pawlings Rd 10,456. Centrally located near, Routes 422, 363,202, PA Turnpike. Close to King of Prussia. Also available FOR LEASE. Owner will consider lease to purchase arrangement with adequate initial deposit for qualified buyers.

Price:	\$450,000
Property Type:	Office
Property Sub-type:	Office/Residential
Building Class:	B
Sale Type:	Owner User
Lot Size:	0.27 AC
Rentable Building Area:	3,000 SF
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No. Stories:	2
Year Built:	1950
Tenancy:	Single
Parking Ratio:	5/1,000 SF
Zoning Description:	VC
APN / Parcel ID:	43-10312004
Walk Score ®:	53 (Somewhat Walkable)







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## Property Photos

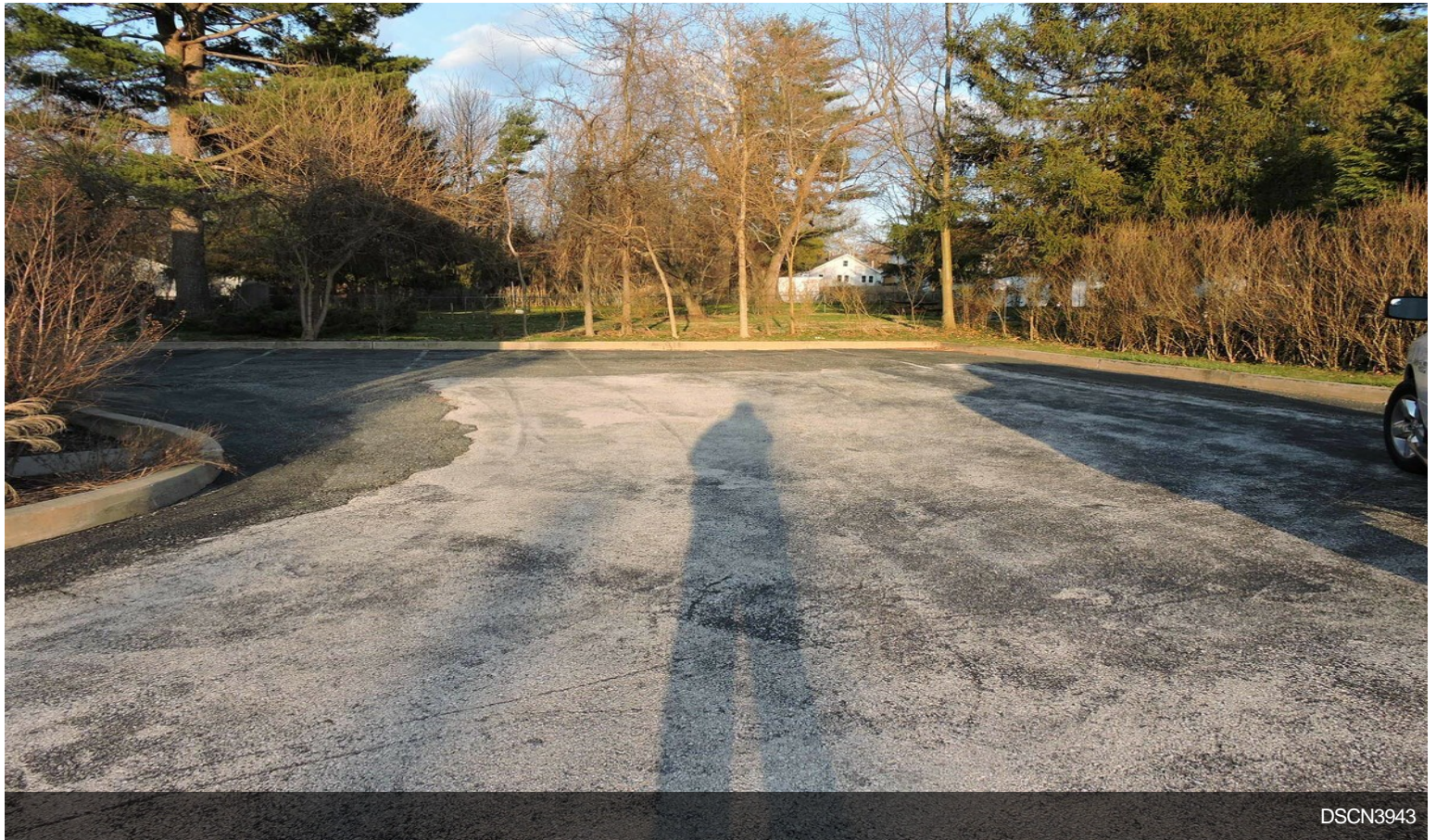




## Property Photos



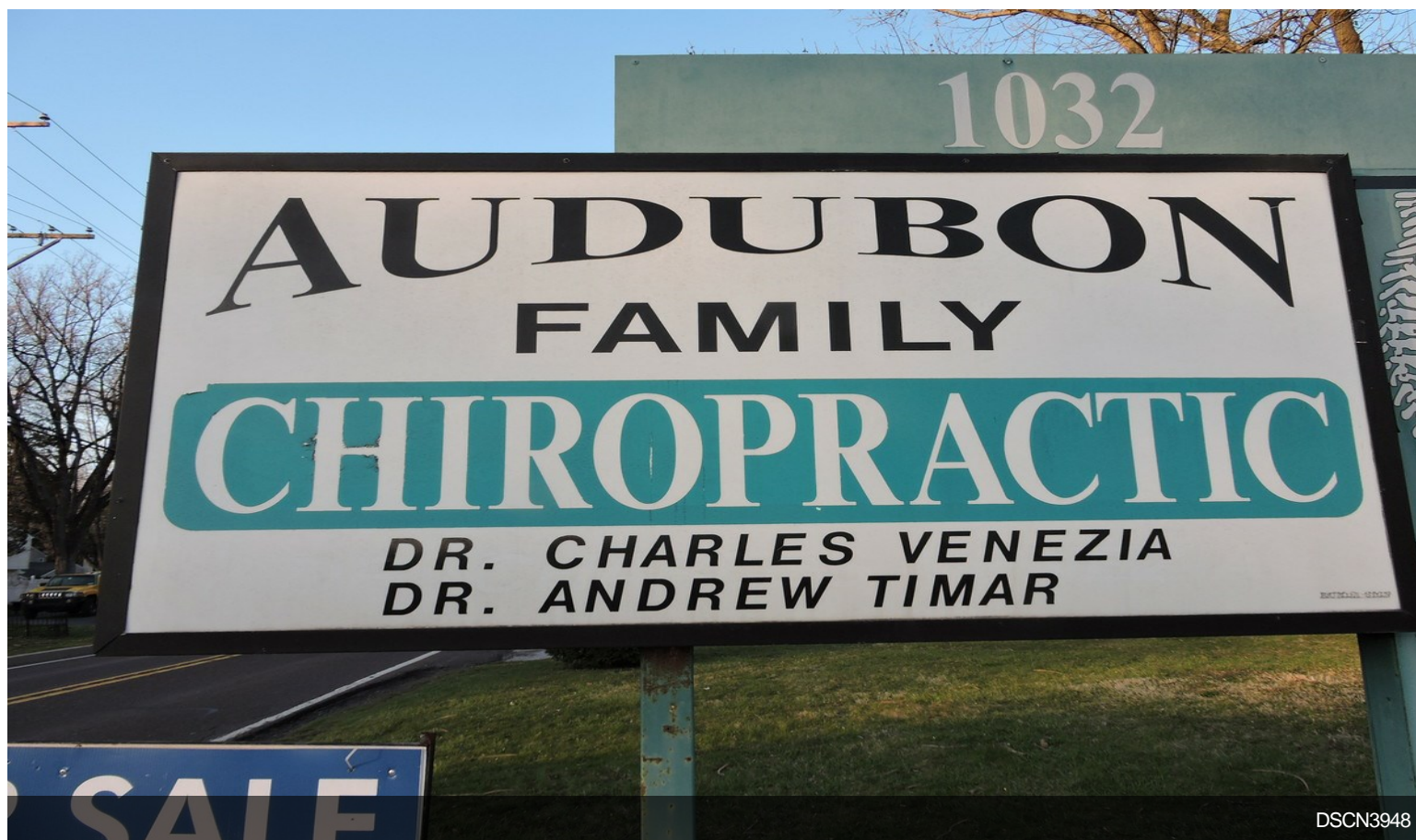
DSCN3942



DSCN3943



## Property Photos



DSCN3948



DSCN3954



## Property Photos





## Property Photos





## Property Photos



DSCN3965



Sat Photo



## Property Photos



Building Photo



Building Photo