

CAPITAL

Commercial Real Estate Group

610-359-9700www.CapitalComRe.com**AVAILABLE
FOR SALE****\$995,000.00****Contact:****Chris Yangello**

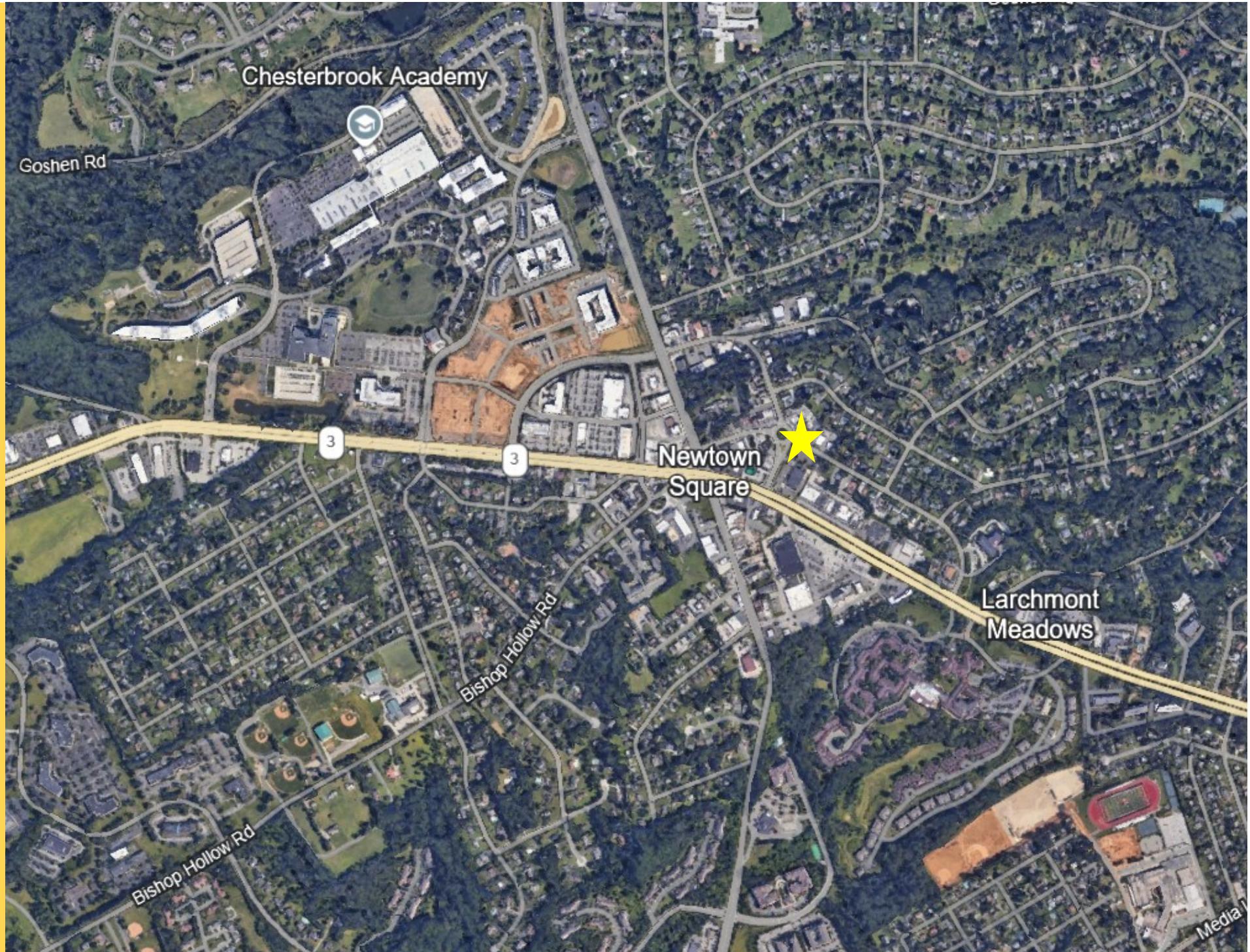
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OWNER/USER INVESTMENT PROPERTY FOR SALE**LOCATION: 7 St. Albans Circle, Newtown Square, PA 19073****PROPERTY HIGHLIGHTS:**

- ◆ LOCATED IN THE HEART OF NEWTOWN SQUARE
- ◆ RARE OPPORTUNITY
- ◆ WALKING DISTANCE TO ELLIS PRESERVE
- ◆ 12 PARKING SPACES
- ◆ BUILDING SIZE: +/- 4,000 SF; +/- 2,000 SF/FLOOR
- ◆ DEMOGRAPHICS WITHIN 5MI: POPULATION: 161,983 & AHI +/- \$163,963



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