



# Multi-Unit/Owner-User Retail Building



**AVAILABLE  
FOR SALE**

**\$695,000.00**

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**LOCATION: 8508 Lansdowne Ave, Upper Darby, PA 19082**

### PROPERTY HIGHLIGHTS:

- ◆ Two-Story Freestanding Retail/Office Space with Large Basement
- ◆ +/- 5,000 SF Building
- ◆ On-Site Parking for up to 15 Cars
- ◆ ADT: Lansdowne Ave - 16,768 Vehicles
- ◆ In Close Proximity to Route 1, Route 3, and I-476
- ◆ Soundproof Construction - Major Advantage for Noise Sensitive Businesses

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