

Opportunity Knocks!



\$ 1,725,000

2797 Egypt Rd, Audubon, PA 19403



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- » MLS #: PAMC2134530
- » Commercial | 6,600 ft² | Lot: 40,456 ft² (0.93 acres)
- » Investment Property for Business and 4 luxury apartment rentals
- » Income possibilities, 2 or 3 commercial spaces possible
- » High Profile Corner with over 20,000 daily traffic count
- » More Info: 2797EgyptRd.com

This is a great opportunity to relocate your business to include not only that here, but also 4 high end luxury residential apartments that you can collect the monthly rent on. Or perhaps, rent out not just them but 2 large commercial spaces on the first floor. Front space has 14 foot high ceilings, tons of windows, and is 48 ft. long by 15 ft. wide. Business considerations would accommodate with full approval, Day Care, Professional, Medical, Restaurant/Bar (liquor license needed), food and beverage, mixed office space, apartment rentals. Also might be a great Drive In pickup Pizza Parlor or Sandwich Shop. The first floor offers over 3000 sqft, with a building total of 6600. Property has been completely renovated, all apartments are ready and commercial space has been totally upgraded and ready for your finishing touches. Take a driveby and see the high visibility here, 20,000+ traffic count per day. Located within minutes of all major routes, shopping and many business opportunities. Highly sought after area for commercial and residential, come check us out!

