

601 BETHLEHEM PIKE | MONTGOMERYVILLE, PA

The Flynn Company | 1621 Wood Street, Philadelphia, PA 19103 | Phone (215) 561-6565 | www.flynnco.com | info@flynnco.com

FOR SALE OR LEASE

Unit Size: 3,759+/- SF

- End cap unit with excellent glass line.
- Private Entrance.
- Private Restrooms.
- Potential Signage.
- Available July 1.

Zoning: BP (Business Professional) in Montgomery Township



LOCATION

Located at the signalized intersection of Bethlehem Pike (Route 309) and Richardson Road.

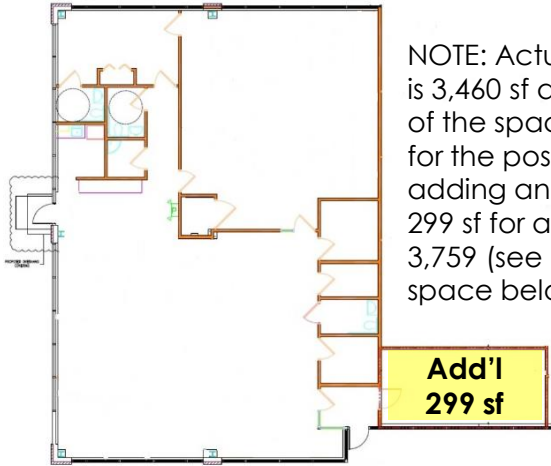
Approximately 5 minute drive to Montgomery Mall
Minutes from "5 Points"
Intersection of Route 463 (Horsham/Cowpath Road),
Route 309 (Bethlehem Pike)
and Route 202 (Doylestown Road) Excellent amenities throughout the Route 309 corridor



EXCLUSIVELY OFFERED BY:
The Flynn Company

Michael Borski, Jr.
215-561-6565 x119
mborskijr@flynnco.com

601 BETHLEHEM PIKE | MONTGOMERYVILLE, PA



NOTE: Actual Unit D-2 is 3,460 sf and leasing of the space allows for the possibility of adding an additional 299 sf for a total of 3,759 (see highlighted space below).

Zoning

Permitted Uses Include

- Art, Music, Photographer, Dance Studio
- Business or Professional Office
- Copy Center
- Day-Care Facility
- Day-Care, Senior Citizens
- Medical and Dental Clinic
- Personal Service Shop, consisting of Tailor, Barber, Beauty Salon, Shoe Repair, or Dressmaking



EXCLUSIVELY OFFERED BY:
The Flynn Company

Michael Borski, Jr.
215-561-6565 x119
mborskijr@flynnco.com

601 BETHLEHEM PIKE | MONTGOMERYVILLE, PA

Area Amenities



Association Operating Costs

Management Fees	\$ 8,085
Insurance	7,050
Accounting	750
Office Exp	300
Taxes	1,000
Landscaping	13,000
Snow Removal	14,550
Trash	4,500
General R&M	5,080
Electricity	6,000
Reserves	8,314
TOTAL ASSOCIATION	68,629

Unit D-2 Share (8.76%)	6,012
Unit D-2 PSF of Assoc.	\$1.60

Unit D-2 Taxes (2017)	10,067
Unit D-2 Taxes PSF	\$2.68



EXCLUSIVELY OFFERED BY:
The Flynn Company

Michael Borski, Jr.
215-561-6565 x119
mborskijr@flynnco.com