



herbert yentis & company, inc. realtors

7300 City Avenue * Philadelphia, PA 19151
(215)-878-7300 * Fax (215)-877-0955 * RB020689A

Email: locate@yentis.com Web: www.yentis.com

Updated 8/18/10

RETAIL, OFFICE & INDUSTRIAL OPPORTUNITIES

MONTGOMERY COUNTY, PA

Lease/Office

BALA CYNWYD – 133 HEATHER

3 offices available – Suite 104 containing 252sf @ \$475/mo; Suite 106 containing 224sf @ \$425/mo.; Suite 205 containing 238sf @ \$425/mo.

BALA CYNWYD – 200 MONUMENT ROAD

1,000sf lower level office. \$1580/month+ utilities, excess over base year taxes of 2010 and water & sewer charges of \$275/year.

1,750sf office middle level avail 10/15/10. \$2200/month + utilities, excess over base year taxes of 2010 and water & sewer charges of \$300/yr.

1,000 sf upper level partitioned office @ \$1800/month + utilities, common area maintenance and excess taxes over the base year of 2010. Available 11/15/10.

NARBERTH – 711 MONTGOMERY AVENUE

1785 sq.ft. 2nd floor offices with elevator in the heart of the main line. \$2,975/month + excess taxes over the base year of 2010 and parking lot maintenance and snow removal currently estimated at \$139 per month. Also available 9/10 is 1625 sq.ft. which can be combined with above space.

WYNNEWOOD – 1445 CITY AVENUE

Suite 3B containing 450+/- sf @ \$670/mo.; Suite 7B containing 370+/- sf @ \$600/mo; Suite 8 containing 770+/- sq.ft. @ \$1100/mo. and Suite 10B containing 476+/- sq.ft. @ \$760/mo. Rent includes everything.

MONTGOMERY COUNTY, PA

Lease - Retail

NARBERTH – 920 MONTGOMERY AVENUE

2500+/- sq.ft. , includes exterior walk-in box. Off street parking. Good visibility and frontage. \$5,625/mo NN plus Taxes \$3.73/sf.

HIGHLIGHT SHEETS AVAILABLE UPON REQUEST

Above information deemed reliable but not guaranteed. Subject to change without notice.





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Sale



BRYN MAWR – 1029 W. LANCASTER AVENUE

Well located free-standing commercial building in the heart of Bryn Mawr. Vacant first floor retail space containing approximately 1500 sq.ft. with large picture windows available for lease at \$2,500/month. Zoned C-2. Second floor has two apartments – both are leased. \$950,000.



BRYN MAWR – 1039-41 W. LANCASTER AVENUE

Former Medley Music building containing approximately 8,987 sq.ft. in the heart of Bryn Mawr. Approximately 10 car parking. Convenient to many local colleges. Excellent visibility along Lancaster Avenue (Route 30). Ideal for retail, office, residential conversion. Heavily trafficked. \$1,495,000.



NARBERTH – 720 MONTGOMERY AVENUE

Three-Level free standing commercial building containing approximately 4975 sq.ft.. The lower level consists of approximately 1664 sq.ft.; main level consists of approximately 1668 sq.ft. and the upper level consists of approximately 1643 sq.ft. Off street parking. Great visibility. Taxes \$9,189. Asking \$599,000.



NARBERTH – 737 MONTGOMERY AVENUE

Custom built contemporary office building. 1st and 2nd floors contain approximately 1712 sq.ft., basement contains approximately 740 sq.ft. and a 1-Car Garage containing approximately 200 sq.ft. Taxes \$12,349. Unique features which include vaulted ceilings, woodwork, skylights, marble entrance and more. Asking \$995,000.



NARBERTH – 727-731 MONTGOMERY AVENUE

727 Montgomery Avenue contains a vacant storefront containing approximately 1170 sq.ft. 2nd floor contains approximately 832 sq.ft. plus attic and basement space. Taxes \$8,226. 731 Montgomery contains Enterprise Rent-A-Car which contains approximately 1178 sq.ft. Taxes \$6,740. \$999,000.

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MONTGOMERY COUNTY, PA

Ground – Sale or Lease

BALA CYNWYD – 347-349 RIGHTERS FERRY ROAD (cross street Belmont Avenue)

10,000 sq.ft. (roughly 100' x 100') Zoned R-6A (2 family semi-detached or apartment houses, townhouses. Vacant, level ground. Near intersection of City Avenue and I-76. Sale @ \$400,000; Lease @ \$3,000/month.

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