



# herbert yentis & company, inc. realtors

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## RETAIL, OFFICE & INDUSTRIAL OPPORTUNITIES

### MONTGOMERY COUNTY, PA

#### **Lease/Office**

##### BALA CYNWYD – 133 HEATHER

3 offices available – Suite 106 containing 224sf @ \$425/mo., Suite 110 containing 156sf @ \$300/mo. and Suite 208 containing 266sf @ \$425/mo.



##### BALA CYNWYD – 200 MONUMENT ROAD

1,750sf office middle level. \$1895/month + utilities, excess over base year taxes of 2012.



##### NARBERTH – 711 MONTGOMERY AVENUE

1785 sq.ft. 2<sup>nd</sup> floor offices with elevator in the heart of the main line. \$2,975/month + excess taxes over the base year of 2012 and parking lot maintenance and snow removal currently estimated at \$139 per month. Also available is 1625 sq.ft. which can be combined with above space.



##### WYNNEWOOD – 1445 CITY AVENUE

Suite 6A containing 300+/- sq.ft. @ \$550/mo.; Suite 8 containing 770+/- sq.ft. @ \$1000/mo. and Suite 10B containing 476+/- sq.ft. @ \$725/mo. Rent includes everything.



#### **Sale**

##### BALA CYNWYD – 131 MONTGOMERY AVENUE

3,500 sq.ft. commercial stand-alone building. Former Rosenbluth Travel. Convenient to public transportation, shopping and expressway. Taxes \$5,835. Great for medical, legal, professional use. \$464,900.



#### **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.

#### HIGHLIGHT SHEETS AVAILABLE UPON REQUEST

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