

1410-1428 W. CHELTENHAM AVENUE PHILADELPHIA, PA



DEVELOPMENT/USER OPPORTUNITY FOR SALE \$699,000.00

LOCATION

1410-1428 W. Cheltenham Avenue
Philadelphia, PA (West Oak Lane Area)

PROPERTY HIGHLIGHTS

- **16,662 SF Lot/1,604 SF Building**
- Zoning: CMX-2
- Taxes: \$3,425.00 (EST. 2020)
- Traffic Count: Up to 40,000 VPD (Cheltenham Avenue and York Road)
- Public Transportation: SEPTA Broad Street Line
- Easy Access to: Broad Street and Route 309 with Nearby Access to all Regional Highways
- Frontage: 176 Ft. (Approx.)



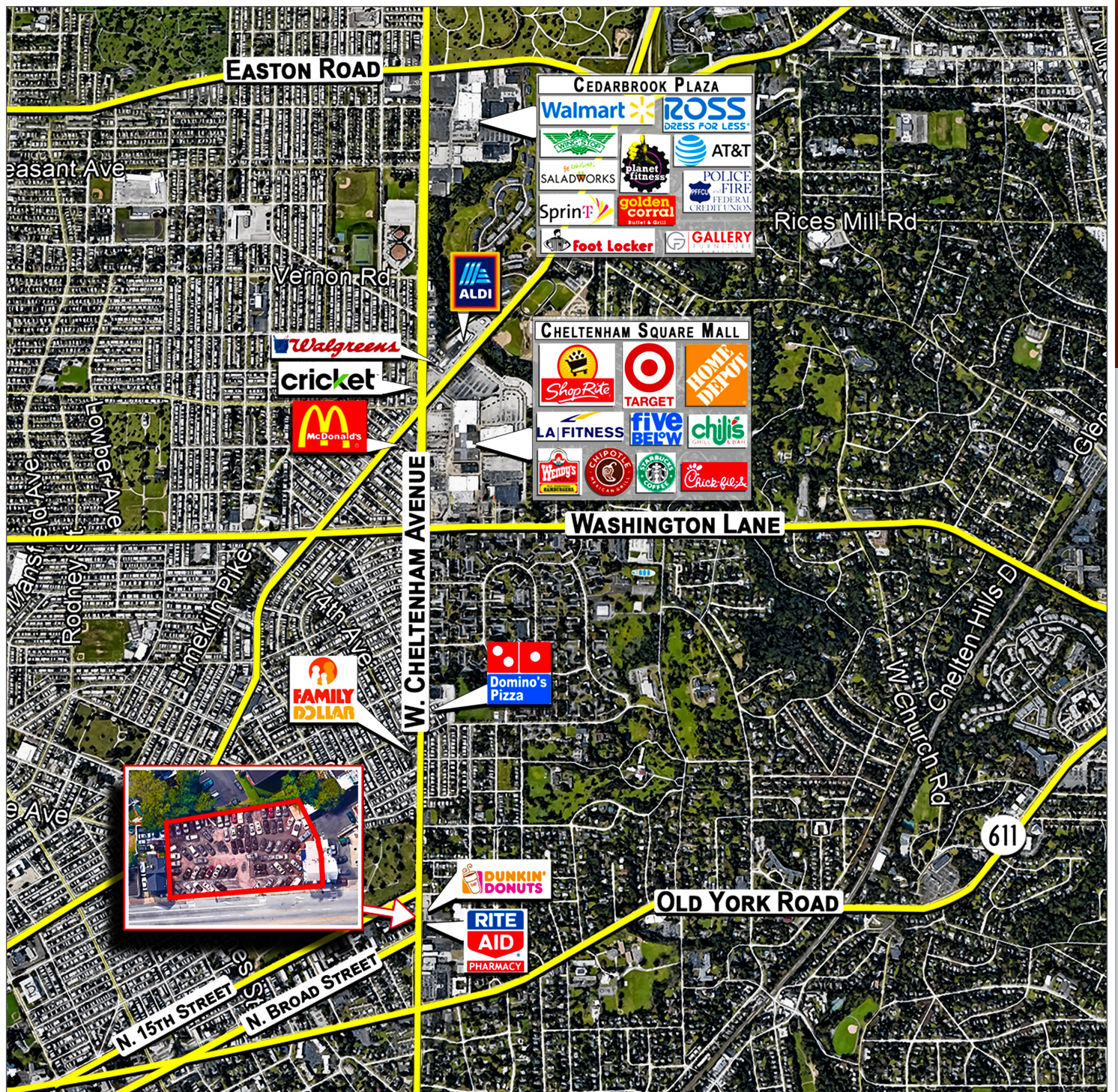
PLEASE CONTACT:

Gregory R. Bianchi
Vice President
T. 215-783-1113
gbianchi@eusrealty.com

USREALTY
ASSOCIATES, INC.
A Full Service Real Estate Company

120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003
T.215-701-3840 F.215-701-3839
www.eusrealty.com

1410-1428 W. CHELTENHAM AVENUE PHILADELPHIA, PA



PLEASE CONTACT:

Gregory R. Bianchi
Vice President
T. 215-783-1113
gbianchi@eusrealty.com

USREALTY
ASSOCIATES, INC.
A Full Service Real Estate Company

120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003
T.215-701-3840 F.215-701-3839
www.eusrealty.com

The forgoing information was furnished by sources deemed reliable, but no warranty or representation as to its accuracy.
Subject to errors, omission, changes of price, prior sale or withdrawal from market without notice.