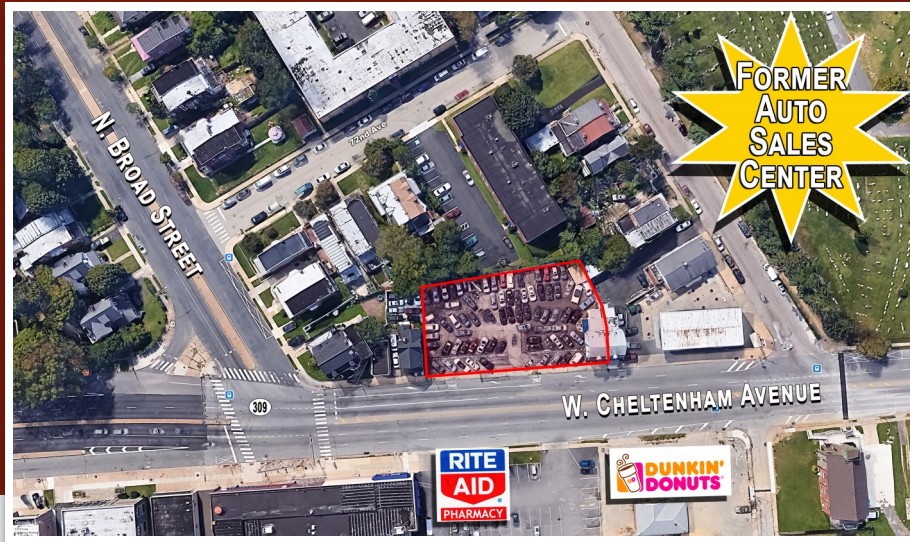


1410-1428 W. CHELTENHAM AVENUE PHILADELPHIA, PA



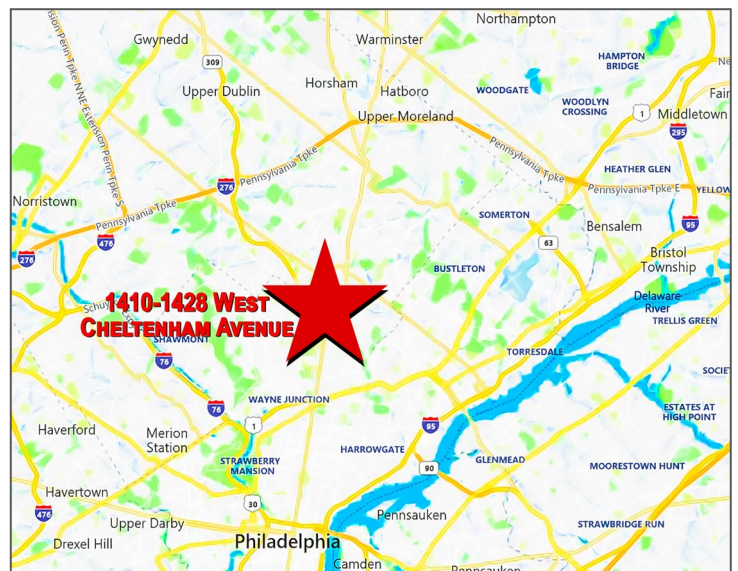
DEVELOPMENT/USER OPPORTUNITY For Sale \$699,000.00

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.)



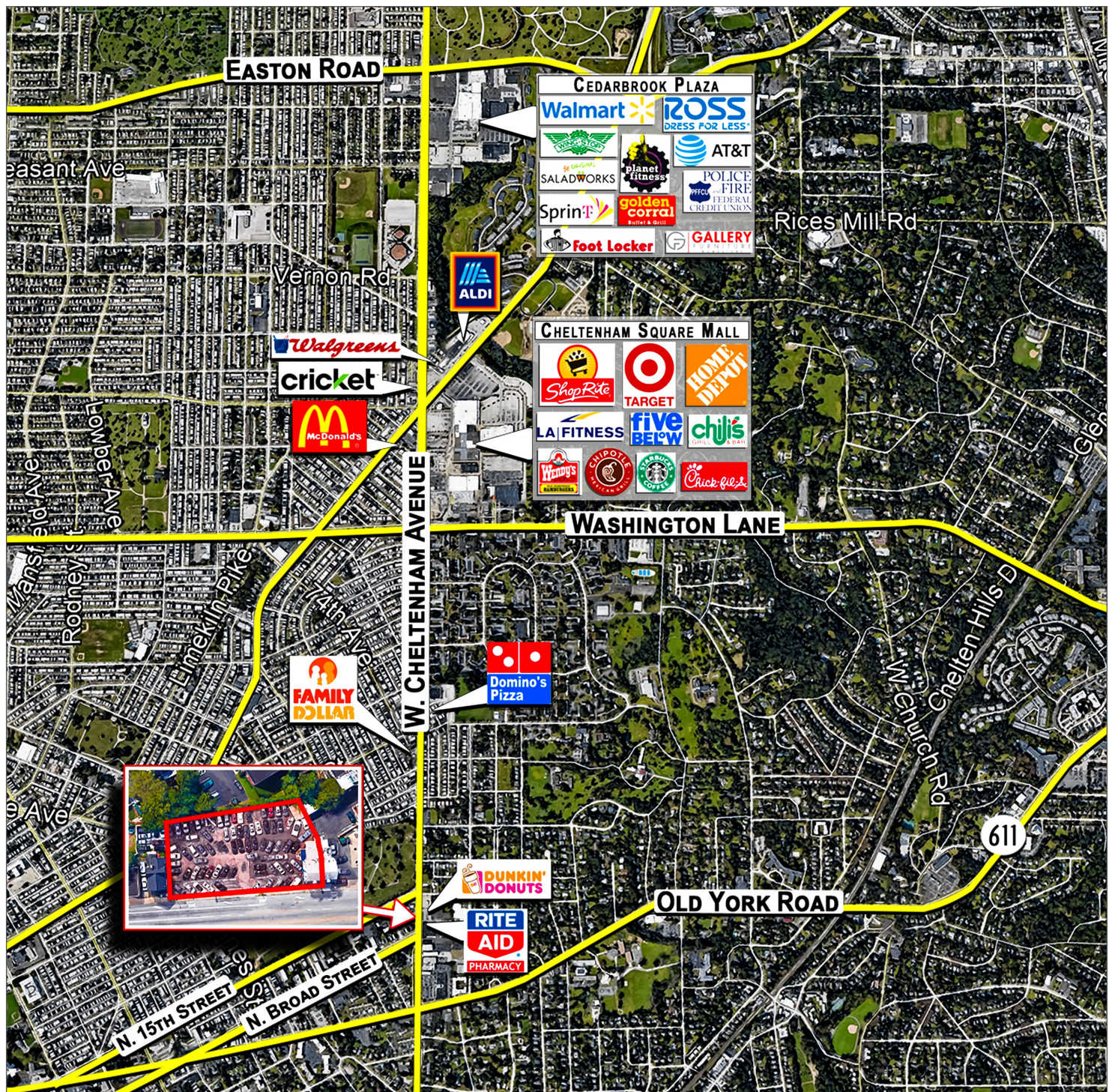
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