

120-124 E. LANCASTER AVENUE (RT. 30) ARDMORE (MONTGOMERY COUNTY), PA



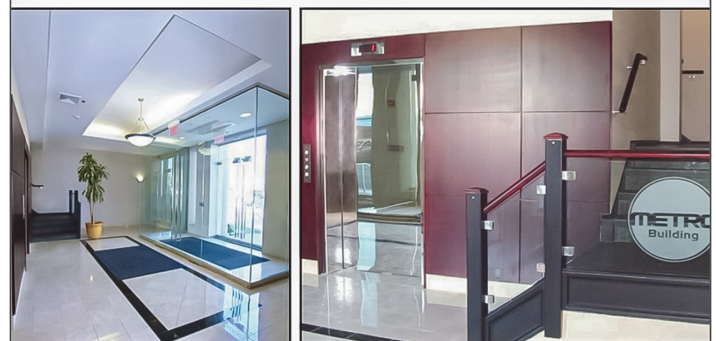
THE METRO SUBURBAN OFFICE BUILDING

LOCATION

LOCATED IN THE HEART OF ARDMORE'S COMMERCIAL DISTRICT ALONG THE HISTORIC MAIN LINE IN MONTGOMERY COUNTY, PA

PROPERTY HIGHLIGHTS

- **3,783 SF AVAILABLE**
- RENOVATED WITH ENERGY EFFICIENT BUILDING SYSTEMS AND MECHANICALS
- ON-SITE PARKING
- SEPTA BUS STOP AT YOUR FRONT DOOR
- STEPS TO TRAIN WHERE YOU CAN RIDE SEPTA'S REGIONAL R-5 RAIL LINE AND AMTRACK'S KEYSTONE SERVICE ACCESSING PHILADELPHIA, HARRISBURG AND NEW YORK
- ENJOY THE CONVENIENCE OF WORKING STEPS AWAY FROM THE FANTASTIC RESTAURANTS AND SHOPPING OF SUBURBAN SQUARE AND ALONG LANCASTER AVENUE



PLEASE CONTACT:

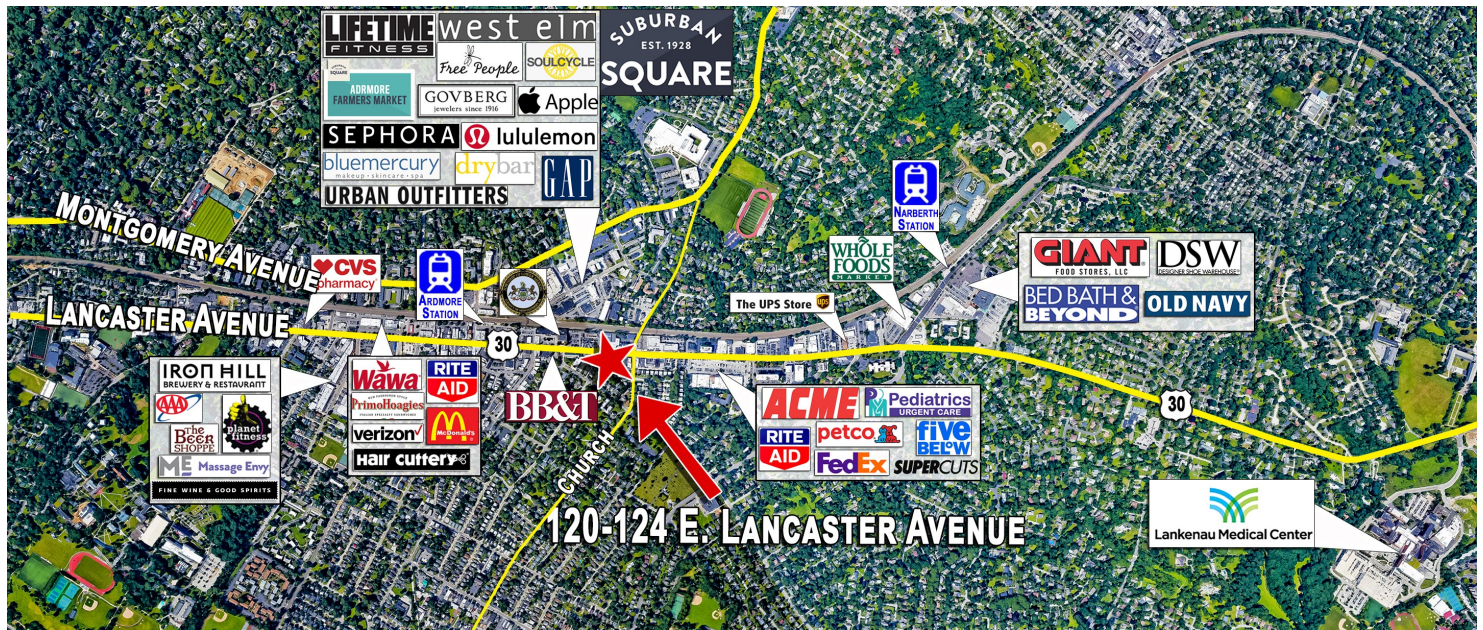
Michele Grasso
Managing Director
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michelegrasso@eusrealty.com

USREALTY
ASSOCIATES, INC.
A Full Service Real Estate Company

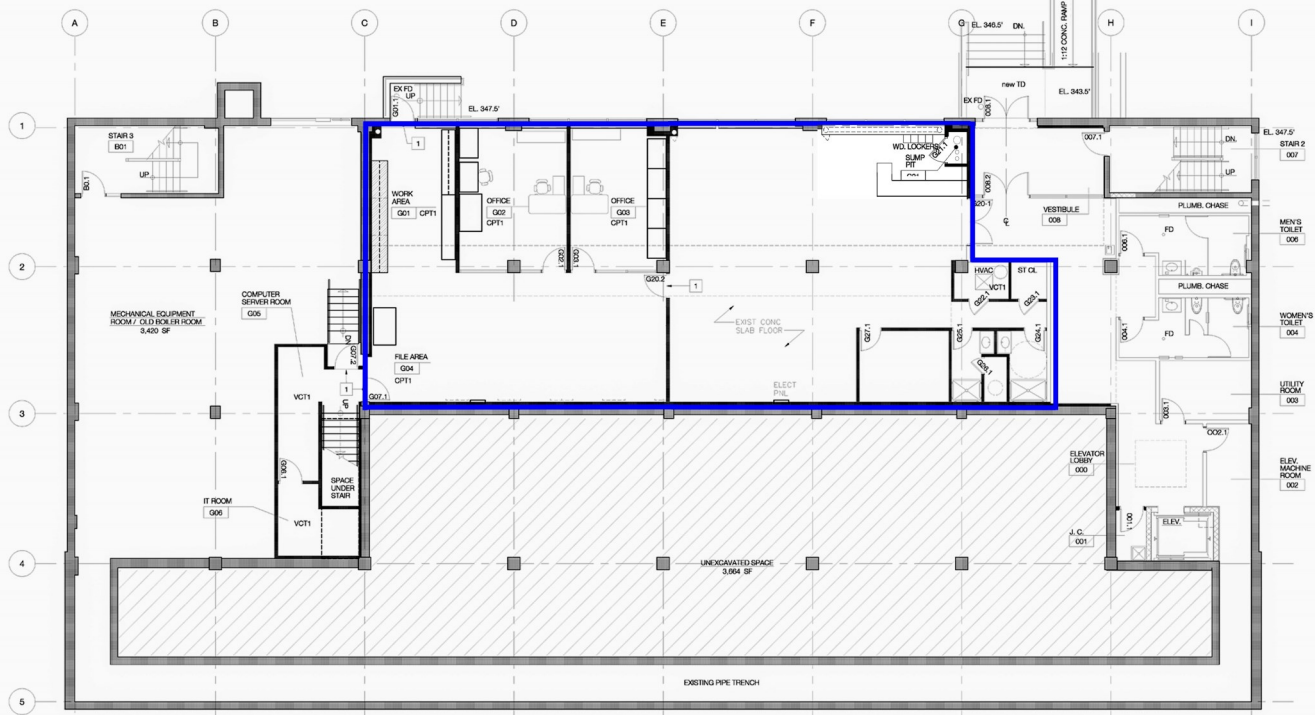
120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003
T.215-557-9900 F.215-701-3839
www.eusrealty.com

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APPROXIMATELY 3,783 SF AVAILABLE



GROUND FLOOR

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Subject to errors, omission, changes of price, prior sale or withdrawal from market without notice.

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