

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



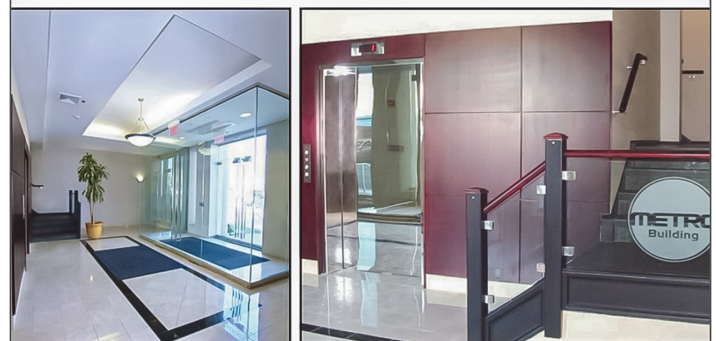
THE METRO SUBURBAN OFFICE BUILDING

LOCATION

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

PROPERTY HIGHLIGHTS

- **2,200 SF AVAILABLE**
- RENOVATED WITH ENERGY EFFICIENT BUILDING SYSTEMS & 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 & AMTRAK'S KEYSTONE SERVICE ACCESSING PHILADELPHIA, HARRISBURG & NEW YORK
- ENJOY THE CONVENIENCE OF WORKING STEPS AWAY FROM THE FANTASTIC RESTAURANTS & SHOPPING OF SUBURBAN SQUARE & ALONG LANCASTER AVENUE



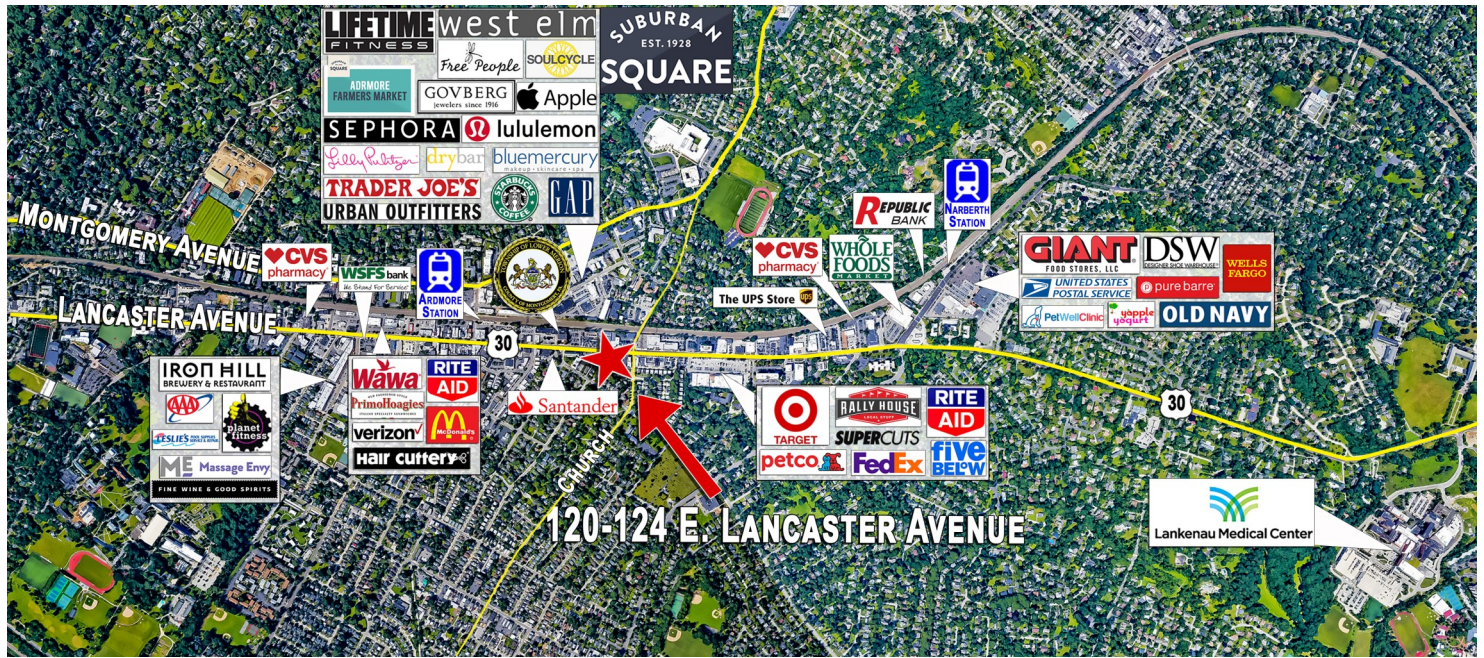
PLEASE CONTACT:

Michele Grasso
Managing Director
T. 215-701-3818
michelegrasso@eusrealty.com

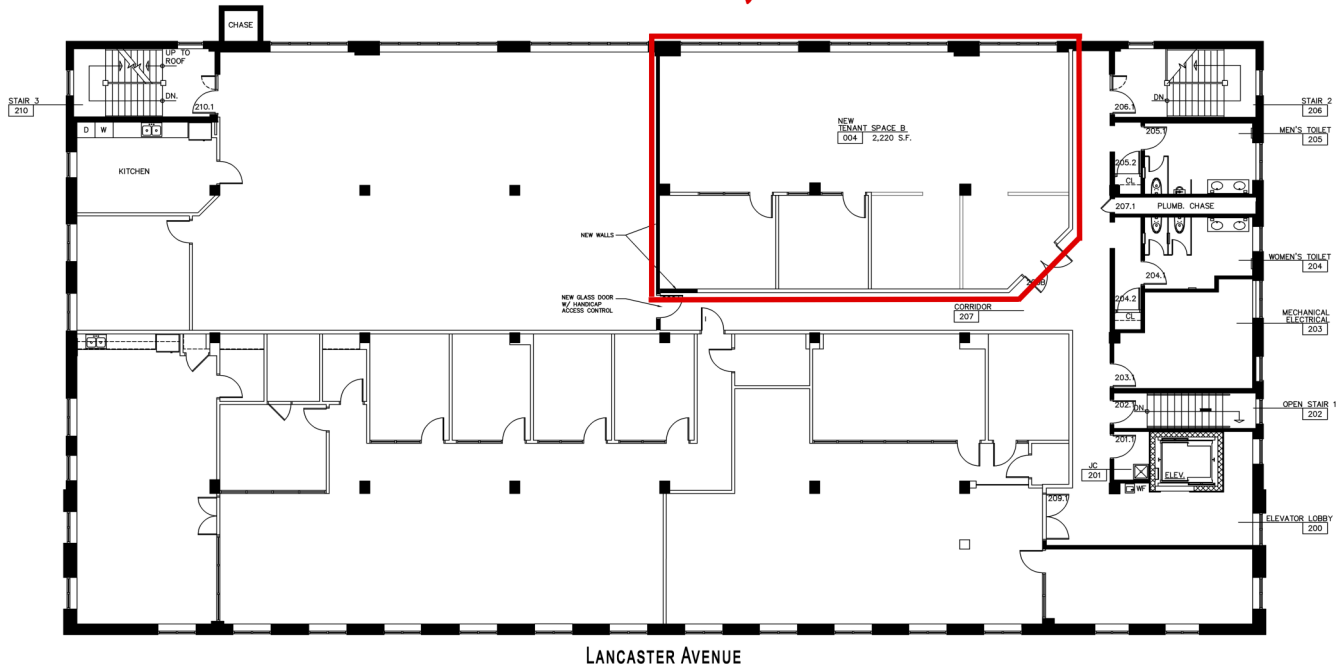
USREALTY
ASSOCIATES, INC.
A Full Service Real Estate Company

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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AVAILABLE - 2,200 SF



SECOND FLOOR PLAN

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