

GROUND LEASE FOR SALE

24-30 & 32 N. Main Street, Ambler Borough, PA 19002

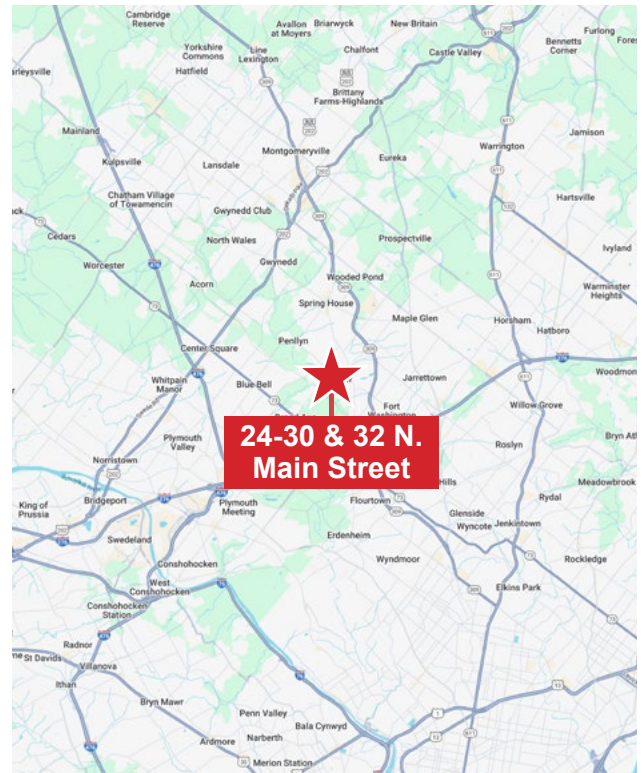


LOCATION

24-30 & 32 N. Main Street
Ambler Borough, Montgomery County, PA 19002

PROPERTY HIGHLIGHTS

- 7,462 SF parcel of ground
- Two mixed use buildings, approximately 6,545 SF
- 93 year master lease (possible opportunity to reset the lease to 99 years)
- Includes 11 car parking spaces
- Borough of Ambler - Montgomery County, PA
- Walking distance to the Ambler Station (Lansdale/Doylestown Line) located at Butler Avenue and Main Street
- Block 46 Lot 2
- No additional annual rent is required with the exception of operating expenses and structural expenses
- Lessee has assignment and sublet rights
- Zoning C Commercial District of Ambler Borough



PLEASE CONTACT:

Gregory R. Bianchi
Vice President
T. 215-701-3840
gbianchi@eusrealty.com



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

GROUND LEASE FOR SALE

24-30 & 32 N. Main Street, Ambler Borough, PA 19002



Demographic Overview	1 Mile	3 Miles	5 Miles
2024 Population	11,913	43,426	156,376
2024 Total Households	4,672	16,779	59,609
2024 Median Household Income	\$98,774	\$146,333	\$140,813

Demographic Source: Applied Geographic Solutions. 2024 Estimates.

PLEASE CONTACT:

Gregory R. Bianchi
 Vice President
 T. 215-701-3840
 gbianchi@eusrealty.com



120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003

T.215-557-9900 F.215-701-3839

www.eusrealty.com