

OFFICE BUILDING FOR SALE

“From Concept to Closing, with Integrity”

601 Lawn Avenue | Sellersville, PA 18960

FEATURES

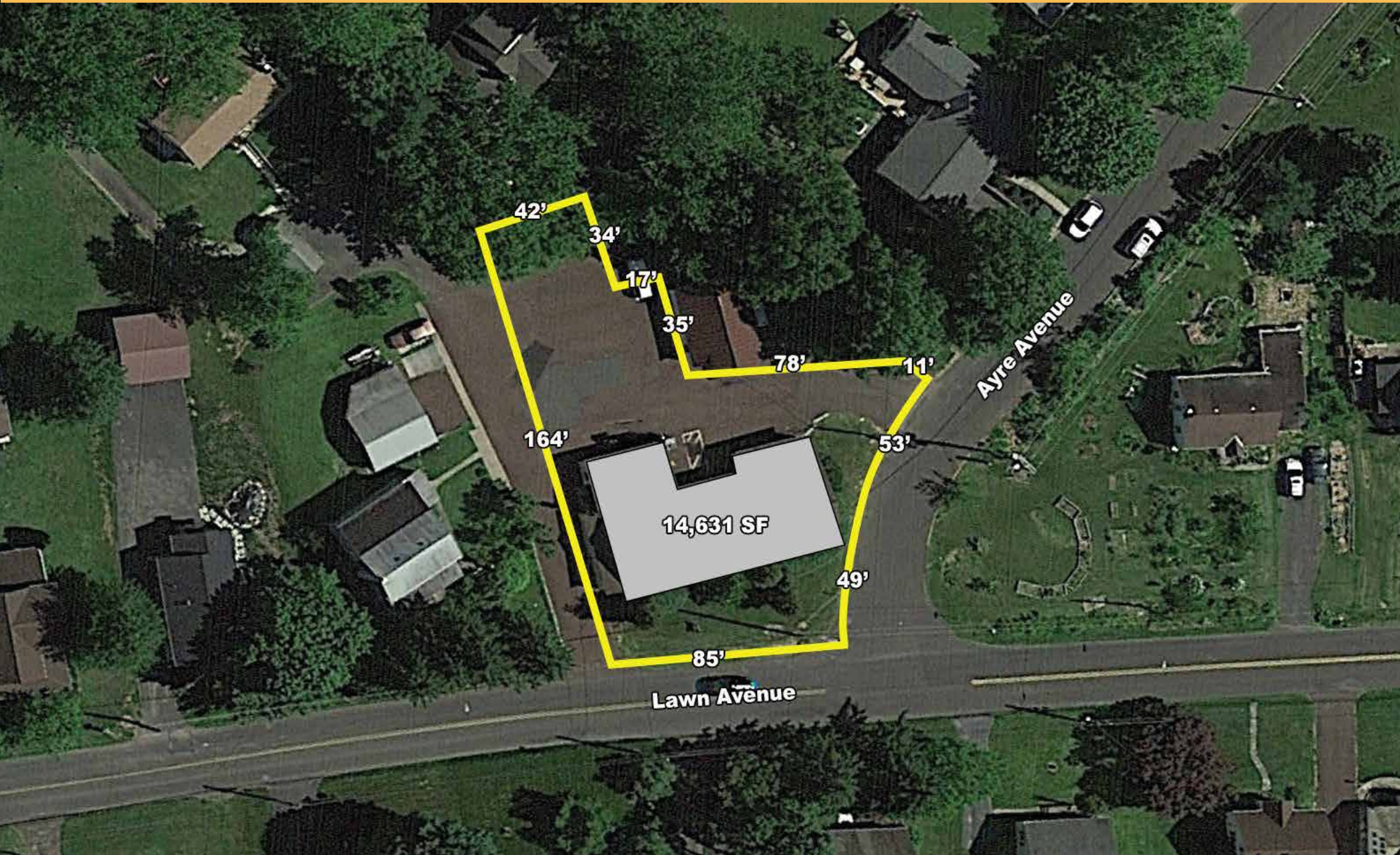
- ▶ 3,000+ SF office building
- ▶ 14,631 SF parcel
- ▶ On-site parking
- ▶ Convenient to Route 309 and the area’s major roadways
- ▶ Immediate availability
- ▶ Sale price: \$300,000

**Ideal for Owner
Occupancy!**



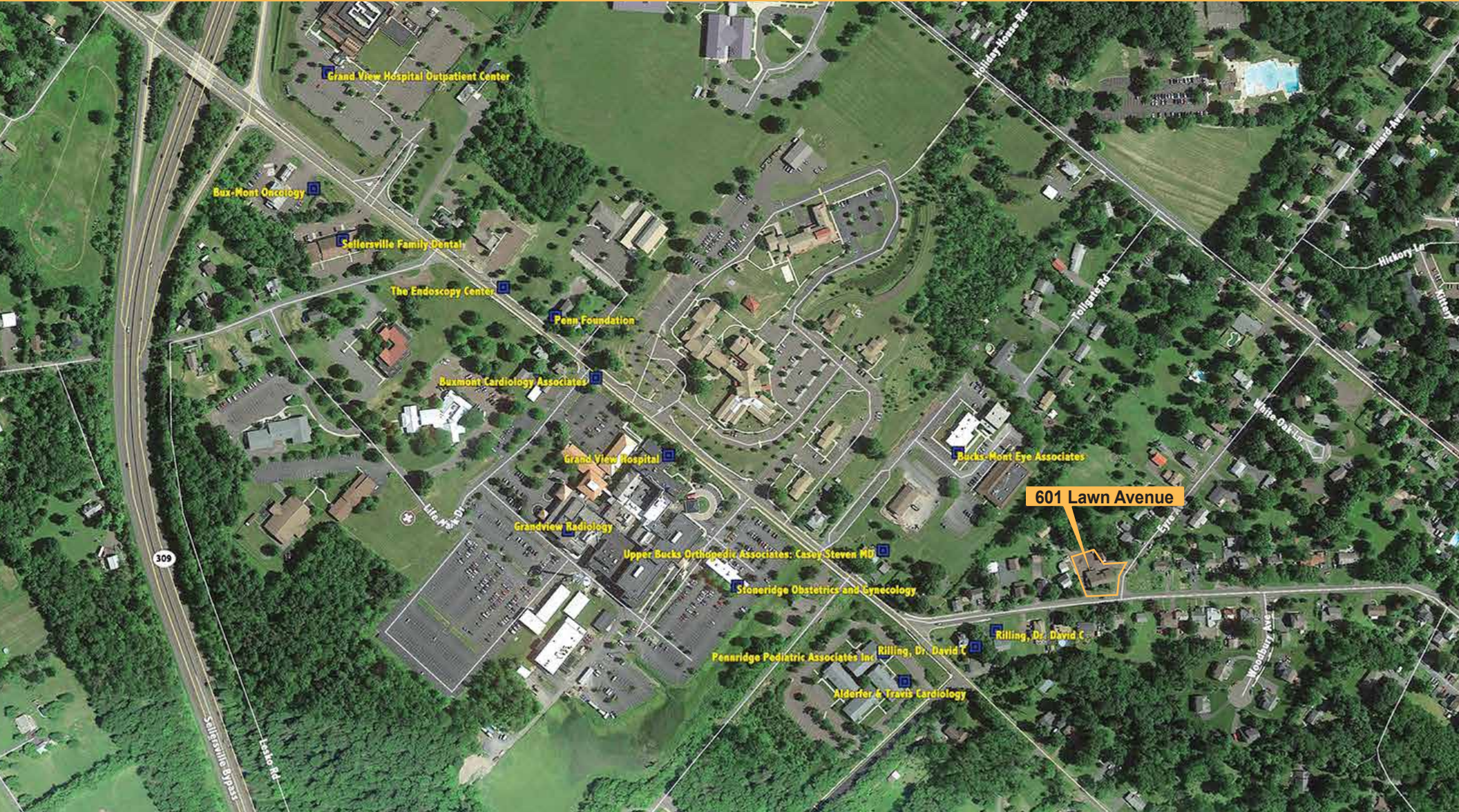
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,486	35,036	70,761
Average HH Income	\$84,263	\$98,836	\$103,291
Total Businesses	352	1,340	2,528
Total Employees	4,451	14,753	25,892



OFFICE BUILDING FOR SALE

601 Lawn Avenue | Sellersville, PA 18906



Walsh Commercial Real Estate, LLC

3 Village Road, Suite 200 | Horsham, PA 19044
215-836-1340 | walshcre.com

CONTACT:

Brendan W. Walsh

215-836-1340

bwalsh@walshcre.com

