1923 FAIRVIEW AVE

WILLOW GROVE | PENNSYLVANIA | 19090

MPN
MALLIN PANCHELLI NADEL
REALTY

FOR SALE

4,280 ± SF FLEX PROPERTY IN WILLOW GROVE



ABOUT THE PROPERTY

MPN Realty Inc., is proud to present the exclusive sale of 1923 Fairview Ave, a 4,280 +/- SF Flex Property sitting on a 6,425+/- SF lot located in Willow Grove. The property has been home to Royal Water Damage Restoration's Montgomery County office for 10 years and will be delivered vacant upon a sale. This presents both an opportunity for an owner-user or an investor looking to backfill the space at market rent. The building is currently configured primarily as office, but its layout and existing drive-in door allows for an easy conversion into warehouse space. Willow Grove has been home to great shopping and is experiencing a development boom of mixed-use communities offering more apartments, retail and office space than ever before.



PROPERTY OVERVIEW	
Price	$699,999
Year Built	1920
Number of Buildings	1
Number of Floors	1
Lot Size	45′ x 143′
Lot Area	6,425
Total Area of Building	4,280
Real Estate Tax 2026	$5,511
Frontage	45′ on Fairview Ave
Zoning	I - Industrial
Municipality	Abington
County	Montgomery
Exterior	Stone
Parking	Street and Driveway
Loading	1 Drive In Door
# of Restrooms	2
Electric / Power	3 Phase
Roof	Flat and Pitched

KYLE RUFFING
267.546.1719 | KRUFFING@MPNREALTY.COM

ROMAN MELNYK
267.238.1716 | RMELNYK@MPNREALTY.COM

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

PROPERTY PHOTOS













KYLE RUFFING
267.546.1719 | KRUFFING@MPNREALTY.COM

ROMAN MELNYK
267.238.1716 | RMELNYK@MPNREALTY.COM

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

PROPERTY PHOTOS













KYLE RUFFING
267.546.1719 | KRUFFING@MPNREALTY.COM

ROMAN MELNYK
267.238.1716 | RMELNYK@MPNREALTY.COM

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

RETAIL MAP

1923 FAIRVIEW AVE



DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	16,965	91,217	255,220
Median Age	40.5	42.1	43
# of Persons per HH	2.6	2.5	2.5
Average HH Income	$121,048	$126,622	$128,239
Median HH Income	$95,756	$102,039	$101,869

KYLE RUFFING
267.546.1719 | KRUFFING@MPNREALTY.COM

ROMAN MELNYK
267.238.1716 | RMELNYK@MPNREALTY.COM

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.