

266 W. Ridge Pike
Limerick Township - Montgomery County



Fabulous Location!
Great Exposure!
\$3200 / month
(triple net lease)

VILLAGE COMMERCIAL

Fabulous Location in growing Limerick Township! Huge opportunity for business exposure directly on Ridge Pike with almost 100' of road frontage! Building is zoned Village Commercial - retail, personal care, daycare, medical, bank, restaurant, equipment repair - check with listing agent or township for full list of approved uses.

Main building currently consists of a 23'x27' shop space, reception space and 2 office areas. Separate oversized garage with 3 bays. Tenant may outfit building as needed with a 2-year lease agreement. Parking in front and in rear. Property well maintained by owner - professional - presents very well.

Parking lot in front of building and additional parking and storage space in rear.

**Utilities: Electric, Oil, Sewer,
Water, Trash**

1500 Square Foot Interior
750 Square Foot 3-Bay Garage

Sizes are approximate - tenant can measure to satisfy self

