

New Significantly
Lowered Price!

+/-2,196 SF

FOR SALE

\$230,000 or
\$105/SF

Medical/Office Condominium
Valley Forge Professional Center
1260 Valley Forge Road, #104, Phoenixville, PA 19460

FOR LEASE

\$14.00/SF
+Utilities & Janitorial

Features:

- Well built, modern stone front (1995)
- Abundant parking
- Plentiful natural light
- Fully furnished
- Usable/Legal to occupy lower level
- Kitchenette
- Class "A" management
- Minutes from King of Prussia, Route 202 and Turnpike
- Phoenixville Hospital nearby
- Easy medical conversion
- Signage on Route 23
- Flexible lease or purchase options
- ADA accessible
- Great floorplan



NAI Geis Realty Group, Inc.

Commercial Real Estate Services, Worldwide.

contact information

Paul E. Wolfson

pwolfson@geisrealty.com

tel 610 989 0300

fax 610 989 0234

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



+/-2,196 SF

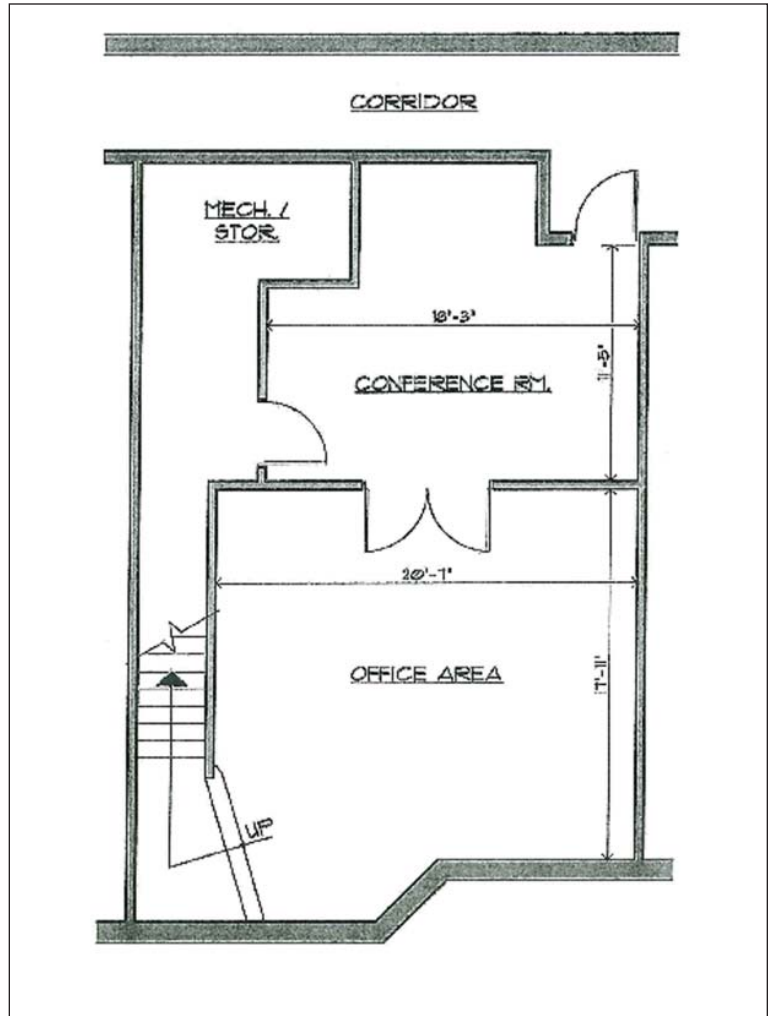
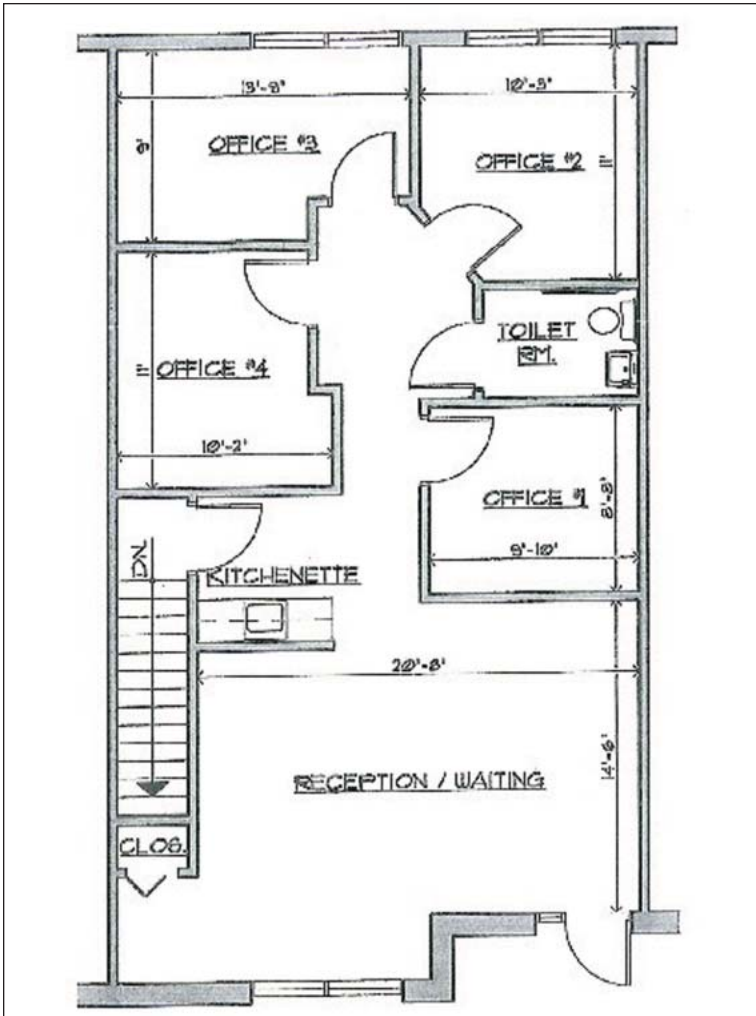
FOR SALE

\$230,000 or
\$105/SF

Medical/Office Condominium
Valley Forge Professional Center
 1260 Valley Forge Road, #104, Phoenixville, PA 19460

FOR LEASE

\$14.00/SF
 +Utilities & Janitorial



Upper Level
Floorplan

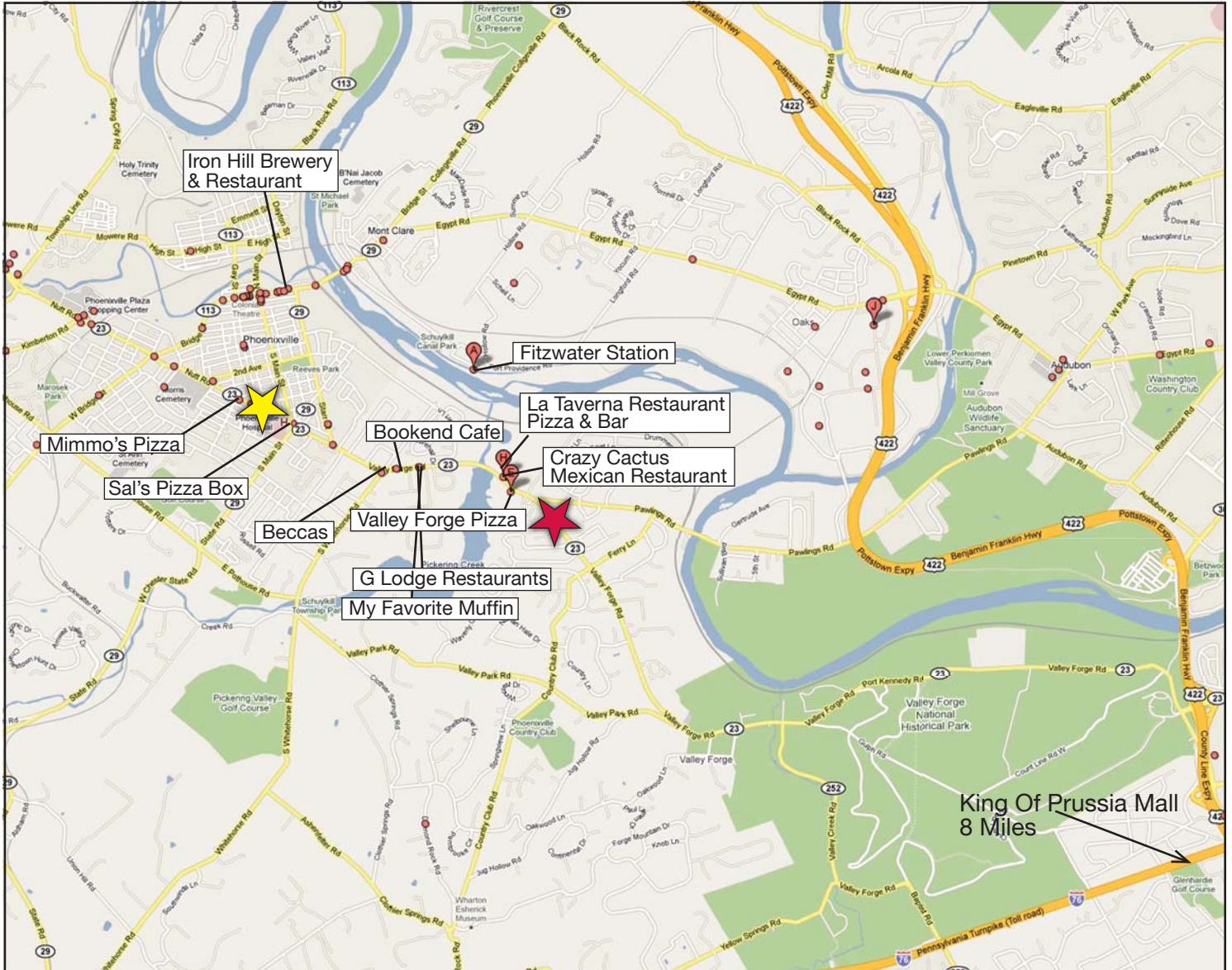
Lower Level
Floorplan

Medical/Office Condominium
Valley Forge Professional Center
1260 Valley Forge Road, #104, Phoenixville, PA 19460

Local Amenities

★ Phoenixville Hospital

★ Valley Forge Professional Center



contact information

Paul E. Wolfson

pwolfson@geisrealty.com

tel 610 989 0300

fax 610 989 0234

NAI Geis Realty Group, Inc.

Commercial Real Estate Services, Worldwide.