

**FOR SALE • \$228,000**

**250 N 3rd Street  
Telford, PA 18969**



**45' x 48' Commercial building located in Telford Borough**



Great opportunity for a small service business with rental income! 45'x 48' Commercial building located in Telford Borough. Huge 42'x 33' shop area with 13' ceiling height and overhead door size of 12'h x 15'10"w. Additional features to the main shop area includes 1/2 bathroom, walk up attic storage and approximately 5 off street parking spots along the shop plus 2 parking spots for the apartment. Income producing apartment including a 11'x 12' bedroom, 11'x 12' living area, kitchen, full hall bathroom and electric heat.

Don't miss out on this great property located in a convenient location!



672 Main Street, Suite C, Harleysville, PA 19438

Michelle Hunsberger, Realtor

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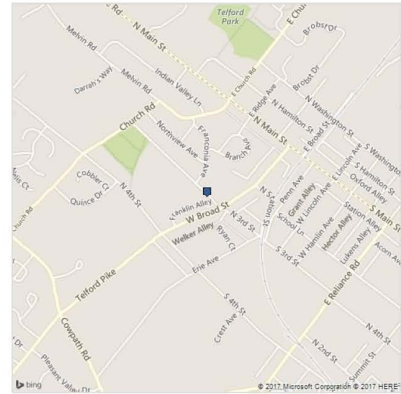
Commercial

Active

\$228,000



MLS #: 7092740  
 Tax ID #: [22-02-02245-008](#)  
 Block / Lot: 103  
 County: Montgomery  
 MLS Area: Telford Boro (10622)  
 Subdiv / Neigh: None Available  
 School District: [Souderton](#)  
 Building:  
 # Bldgs / Units:  
 # Leased Units:  
 # Stories:  
 Waterfront:  
 Type: Commercial



Building Sq Ft: 2,124  
 Age: 111  
 Zoning / Land Use: C1 / 4280

Land Only: No  
 Acres / Sq Ft: .19 / 8,400  
 Aprox Dim: 109

Taxes / Year: \$3,666 / 2017  
 Assessment: \$79,690  
 Ownership: Fee Simple

**Sale / Lease Information**

Sale or Lease

Price per Sq Ft:

Gross Annual Income:

Total Expenses:

Sale Sq Ft Available:  
 \$107.34 Annual Lse Prc / Sq Ft  
 Monthly Lease Price:  
 Annual Lease Price:

Date Available:

Min Lease (Months)

Lease Type:

Terms of Tenancy:

**Features**

**Sale / Lease Include:** Land and Building • **Building / Business:** Commercial • **Lot / Location:** Downtown LocationBoro/Township Road Access • **Exterior:** Aluminum Exterior, Stone Exterior, Shingle Roof, Block/Brick Foundation, Stone Foundation, 6-10 Car Parking • **Interior:** Overhead Door, Plaster Interior Walls, Two Bathrooms • **Utilities:** , Public Water, Public Sewer, Electric HVAC, Hot Air HVAC, Oil • **Lease Includes:** • **Tenant Pays:** Cable TV, Electric •

**Remarks**

**Public:** Great opportunity for a small service business with rental income! 45'x 48' Commercial building located in Telford Borough. Huge 42'x 33' shop area with 13' ceiling height and overhead door size of 12'h x 15'10"w. Additional features to the main shop area includes 1/2 bathroom, walk up attic storage and approximately 5 off street parking spots along the shop plus 2 parking spots for the apartment. Income producing apartment including a 11'x 12' bedroom, 11'x 12' living area, kitchen, full hall bathroom and electric heat. Don't miss out on this great property located in a convenient location!

**Directions:****Listing Information**

Earliest Possession: Immediate

Days On Market: 2



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