

PRIME OFFICE/RETAIL BUILDING

# 301-303 N. York Road | Warminster | PA

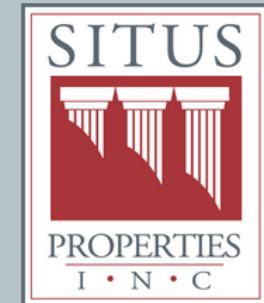
SALE



## PROPERTY HIGHLIGHTS

- Multi-tenant office and retail building of approximately 10,709 square feet.
- Ample on-site parking for forty (40) cars.
- Average daily traffic count of approximately 29,808 vehicles on York Road (Route 263). (PennDOT 2023)
- 8'0" x 15'8" pylon sign on York Road.
- 100% occupied with seven (7) office and retail users.
- Located on North York Road in a commercial area in proximity to service businesses, restaurants and retailers.
- The Philadelphia metropolitan area is accessible via York Road (Route 263) and the Pennsylvania Turnpike (I-276) at the Willow Grove Interchange 4.5 miles away.
- SEPTA Commuter Regional Rail service on the Warminster Line at the Warminster Station one (1) mile from the site providing commuter rail transportation to Center City Philadelphia. Commuter bus service on York Road (Route 22) connects Warminster to Willow Grove, Abington, and Philadelphia.
- Warminster RUSH shuttle provides peak-hour connections between SEPTA R-2 trains at Warminster Station, Warminster, Northampton, Ivyland, and Southampton.

Commercial  
Real Estate  
Services



**SitusProperties.com**  
**215-886-9400**

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.  
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

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Front



Pylon Sign



Second Floor Entrance



Rear Parking Lot



Map Not To Scale



## Warminster

Warminster Township is located north of Philadelphia with retail, office, and business parks centered on York Road (Route 263). The township is in close proximity to regional shopping in Willow Grove and is easily accessible from the Pennsylvania Turnpike (I-276), Easton Road (Route 611), and Street Road (Route 132).

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