

AVAILABLE

OFFICE AND FLEX BUILDING

3101 MOUNT CARMEL AVENUE | GLENSIDE PA



PROPERTY FEATURES:

- Multi-story office and flex building of approximately 11,598 square feet on approximately one (1) acre of land.
- Property available for sale or lease.
- Property is divisible allowing for multiple tenants.
- Building includes two (2) overhead loading doors.
- Ample onsite parking for twenty two (22) cars.
- Located within walking distance from SEPTA Regional Rail Service at the North Hills Train Station with service to Lansdale, Doylestown, and Center City Philadelphia. SEPTA Commuter Bus Service (Route 95) with stops in Fort Washington and Plymouth Meeting between the Willow Grove Park Mall and Gulph Mills Station.
- Accessible throughout the Philadelphia metropolitan area via the Pennsylvania Turnpike (I-276), Fort Washington Interchange and Route 309.

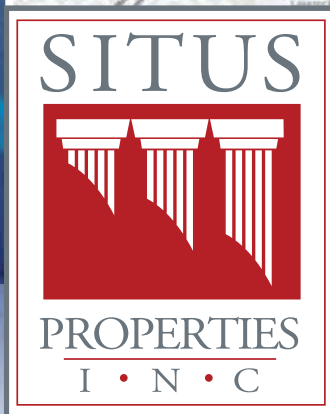
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As the exclusive agent for the ownership, **Situs Properties, Inc.** is pleased to offer additional information or a personal site tour.



*Map not drawn to scale



Commercial Real Estate Services

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