



901 Montgomery Avenue

Narberth, PA

FOR SALE | 2,200 SF RETAIL/FLEX SPACE WITH PARKING LOT

PROPERTY HIGHLIGHTS



- **2,200 SF bi-level space** in turnkey condition, suited for a wide range of commercial uses
- Fully renovated with **new roof, new HVAC, polished concrete floors, new windows & renovated bathroom**
- **8 on-site parking spaces**
- **Prominent corner frontage** with wraparound **exposure along Montgomery Avenue**
- Strong branding opportunity with **continuous glass line** and **natural light throughout**
- **Prime corner** at a **high-traffic intersection** in Narberth's walkable commercial hub
- **Village Center zoning:** flexible for retail, office, wellness, medical, and food & beverage

TRANSIT & ACCESSIBILITY

901 Montgomery Ave sits at the intersection of Lower Merion Township's highest-income consumer base, robust transit connections, and a thriving walkable Main Line commercial corridor.



Narberth Regional Rail Station – Paoli/Thorndale Line



Quick access to I-76 and I-476

FOR MORE INFORMATION, PLEASE CONTACT:

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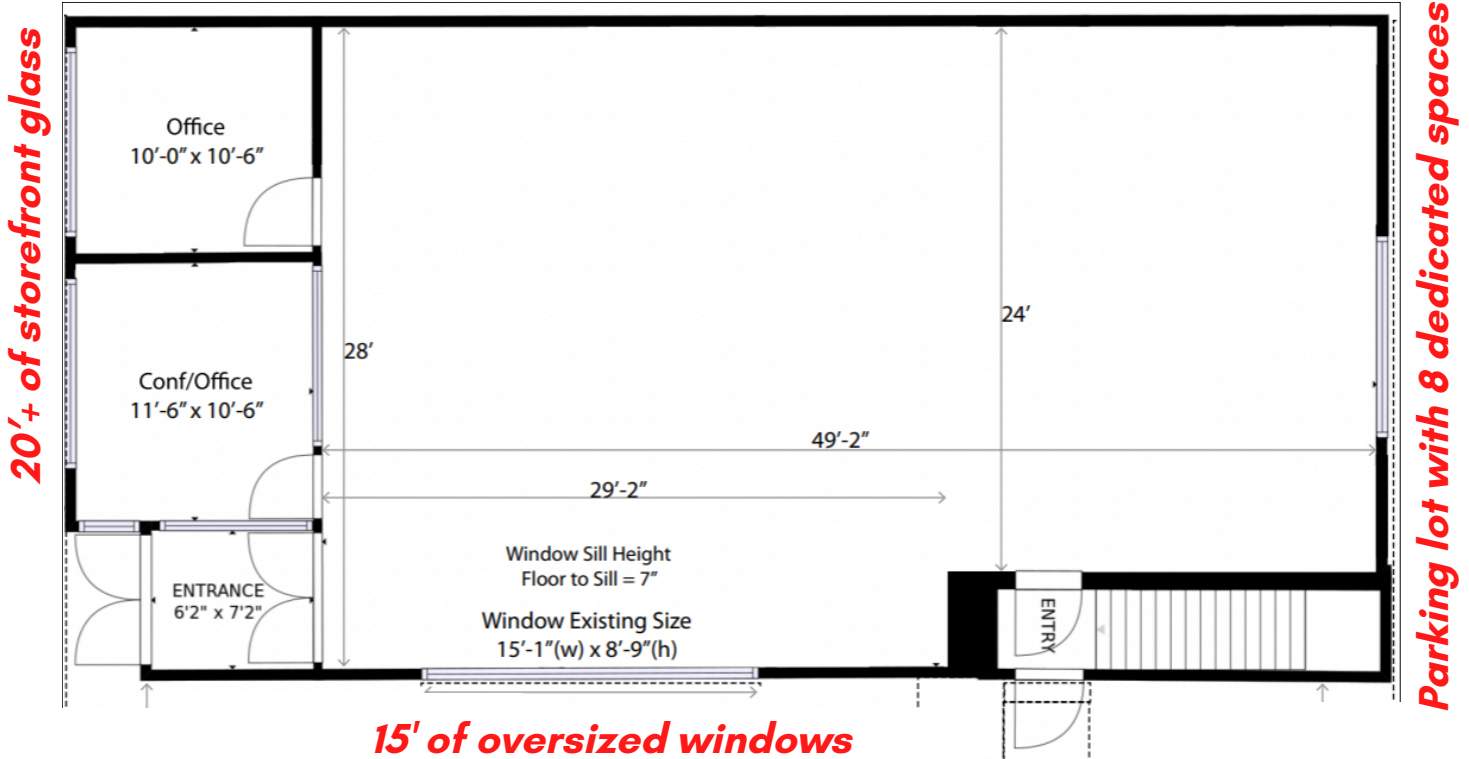


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MONTGOMERY AVENUE

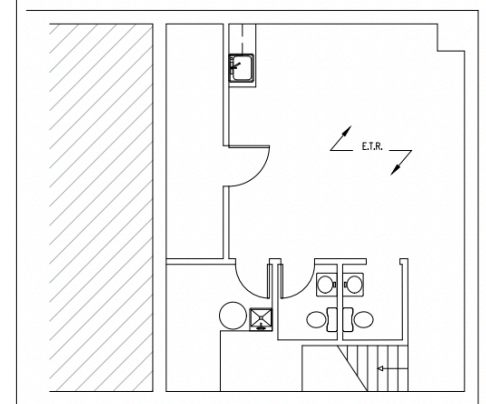


GORDON AVENUE

SPACE HIGHLIGHTS

- Efficient open layout (~49' x 24')
- Expansive column-free area
- Private office + conference room in place
- 400 SF basement with two (2) bathrooms

BASEMENT FLOOR PLAN



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