



10% CAP RATE MIXED USE FOR SALE*

2864 Ridge Pike, Eagleville, PA 19403

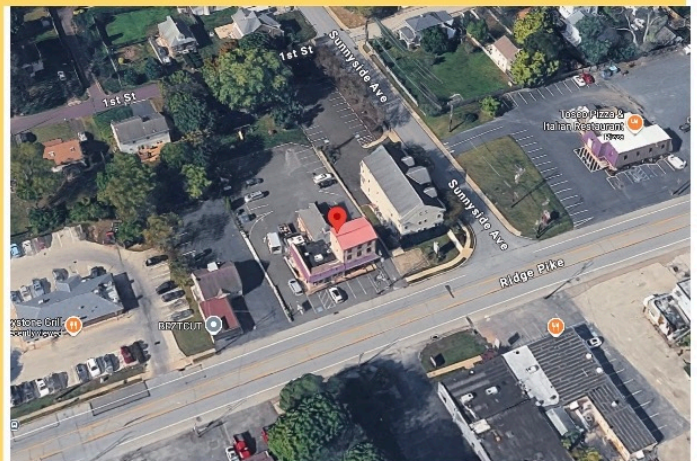
UNDER CONTRACT!

OFF MARKET!!

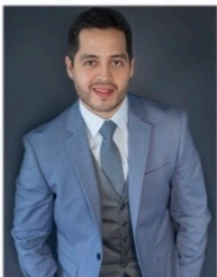


PROPERTY HIGHLIGHTS:

- Mixed-Use Investment – Restaurant + 2 Residential Units
- Strong In-Place Income with Upside Through Rent Increases
- High-Visibility Corner Location on E Trooper Rd (Route 363)
- Ample On-Site Parking – Rare for Corridor Retail
- Dense Montgomery County Demographics with Strong Traffic Counts
- Stabilized Asset with Established Commercial Tenant
- Value-Add Potential via Lease Restructuring & Expense Optimization
- Easy Access to Route 202, I-76 & PA Turnpike



SALE PRICE: \$750,000.00



AGENT CONTACT

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