



714 MONTGOMERY AVE

NARBERTH, PA 19072

PHOENIX HEALTH
SPA MASSAGE

Meeting House Centre

MPN
MALLIN PANCHELLI NADEL
REALTY

25,574 +/- SF DEVELOPMENT SITE WITH ZONING ORDINANCE APPROVAL

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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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About the Property

MPN Realty, Inc. is pleased to present the exclusive sale of 714 Montgomery Ave., a 25,574 +/- SF development site in Narberth, PA. Key site highlights include:

- » The seller has an approved zoning ordinance to build a new construction residential building.
- » The buyer is responsible for plans, permits, and zoning approval.
- » The existing 6,222 SF building, which faces Montgomery Ave is on the local historic register. This building is ideal for a commercial tenant.

The site is very well located in the heart of Narberth Borough along the Main Line. Narberth has a vibrant downtown center with a commercial corridor, featuring great shops, cafes, and restaurants. Its tree lined residential streets are home to many residents. It's proximity to major roadways and public transportation makes it an ideal town, with easy access to Center City Philadelphia.



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Property Overview

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Price	\$2,250,000
Year Built (Existing Building)	1881
Lot Area	25,574 SF
Lot Shape	Irregular
Number of Existing Buildings	One (1)
Gross Building Area	6,222 SF
Number of Floors (Existing Buildings)	Three (3)
RE Tax Assessment 2026	\$309,520
RE Tax 2026	\$15,295.86
Frontage	62' on Montgomery Ave
Zoning	C with approved zoning ordinance in place
Historical Register	Existing Building is listed on the Historic Register
<i>Approved Zoning Ordinance</i>	<i>Click here</i>

DEMOGRAPHICS (1 mile)

Residents	16,125
Average household income	\$192,967
Est. Daytime population	5,820

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Retail Map



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About the Neighborhood: Narberth

Narberth is a charming, close-knit borough located along Philadelphia's Main Line, known for its small-town feel, walkability, and strong sense of community. Despite its compact size, Narberth offers a vibrant downtown centered along Haverford Avenue, featuring locally loved shops, cafés, and restaurants, including the historic Narberth Theatre, which serves as a cultural hub for residents.

The neighborhood is highly regarded for its quality of life, tree-lined residential streets, and easy access to parks and green space. Narberth Park is a focal point of the community, hosting seasonal events, farmers markets, concerts, and family activities throughout the year. The area is also served by the award-winning Lower Merion School District, making it especially attractive to families.

Narberth's location provides exceptional convenience for commuters, with direct access to SEPTA's Paoli/Thorndale Regional Rail Line offering a quick trip to Center City Philadelphia. Its proximity to major roadways, nearby Main Line communities, shopping destinations, and healthcare facilities further enhances its appeal. Blending suburban charm with urban accessibility, Narberth remains one of the Main Line's most desirable and welcoming neighborhoods.



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