

\$1,200,000



## 135 Montgomery Ave, Bala Cynwyd, PA 19004

### Rare Owner-User Mixed-Use Opportunity in Bala Cynwyd

#### PROPERTY OVERVIEW

Excellent owner-user opportunity in the heart of Bala Cynwyd. This charming 1903 mixed-use building features a ground-floor commercial space, home to a well-established nail salon operated by the same owner for nearly 20 years, who is now retiring. The second floor offers a comfortable residential unit, ideal for an owner-occupant seeking to live above their business or generate rental income.

Located directly on Montgomery Ave in a high-traffic, walkable retail corridor surrounded by established shops, restaurants, and services. A rare turn-key opportunity for an owner-operator, business owner, or investor in one of the Main Line's most desirable commercial districts.

#### HIGHLIGHTS

- Established nail salon business, ~20 years at this location
- Owner-user opportunity — live above, work below
- High-traffic Montgomery Ave retail corridor
- Public water, sewer, and gas
- Off-street parking on-site

#### PROPERTY DETAILS

##### PRICE

\$1,200,000

##### PROPERTY TYPE

Mixed Use (Retail / Residential)

##### BUILDING SF

2,981 SF

##### LOT SIZE

4,305 SF (0.09 acres)

##### TOTAL UNITS

2

##### YEAR BUILT

1903

##### ZONING / MUNICIPALITY

Lower Merion Twp

##### ANNUAL TAXES (2026)

\$7,452

##### UTILITIES

Public Water, Sewer, Gas

##### PARKING

Off-street, on-site

#### Thai Dinh

A Plus Realtors

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*Information deemed reliable but not guaranteed.*

*Buyer to verify all details independently.*