

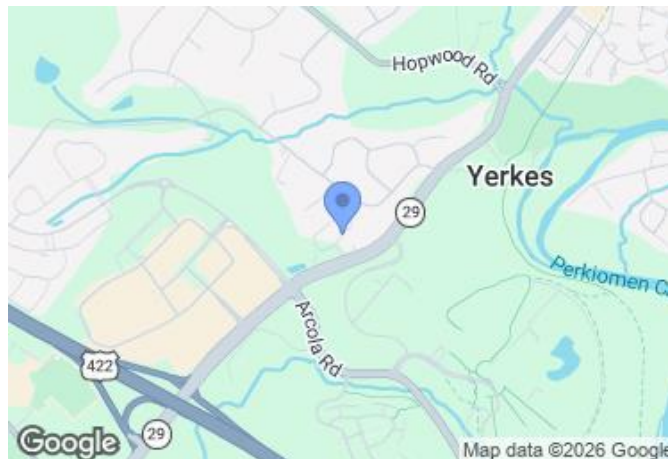
Client Full

1425 S Collegeville Rd, Collegeville, PA 19426

Active

Commercial Lease

\$7,500.00



Recent Change: **05/10/2026 : New Active : ->ACT**

MLS #: PAMC2174974
 Tax ID #: 61-00-01159-004
 Unit Entry Floor: 1
 Sub Type: Other
 Waterfront: No

Leasable SQFT: 5,500
 Price / Sq Ft: \$1.36
 Units Leased Count: 1
 Business Use: Professional
 Year Built: 2004
 Property Condition: Excellent

Location

County: Montgomery, PA
 MLS Area: Upper Providence Twp - Montgomery County (10661)

School District: [Spring-Ford Area](#)

Association / Community Info

Property Manager: No Association Recreation Fee: No

Taxes and Assessment

City/Town Tax: \$865 / Annually
 Municipal Trash: No
 Zoning: COMMERCIAL
 Zoning Description: Commercial Office Building, 3 Conference Rooms, 3 Bathrooms, Training Room.

Commercial Lease Information

Date Available: 06/01/26 Security Deposit: \$7,500.00
 Business Type: Professional Current Use: Professional Service
 Traffic Count: Greater than 30000 Leasable SQFT: 5,500
 Total Restrooms: 3 Office SQFT: 5,500
 Tenant Pays: Lawn/Tree/Shrub Care, Sewer, Snow Removal, Utilities - All, Water
 Owner Pays: Taxes-Real Estate

Building Info

Yr Major: 2004 Construction Materials: Masonry
 Reno/Remodel: Flooring Type: Carpet, Hardwood, Laminated
 Building Level Count: 3 Roof: Architectural Shingle
 Total Loading Docks: 0
 Total Levelers: 0
 Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.92a / 40000sf / Assessor Lot Size Dimensions: 131.00 x 300
 Fencing Y/N: No Tax Opportunity Zone Y/N: No

Ground Rent

Ground Rent Exists: No

Parking

Truck/Trailer Parking Spaces: 4 Features: Parking Lot, Paved Parking

Car Parking Spaces	30
Total Parking Spaces	34

Interior Features

Interior Features: Accessibility Features: None

Utilities

Utilities: Central A/C; Electric Service: 200+ Amp Service; Heating: Baseboard - Hot Water; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer; Internet Services: Fiber Optic

Remarks

Inclusions: Refrigerator.

Exclusions: Office equipment & furniture.

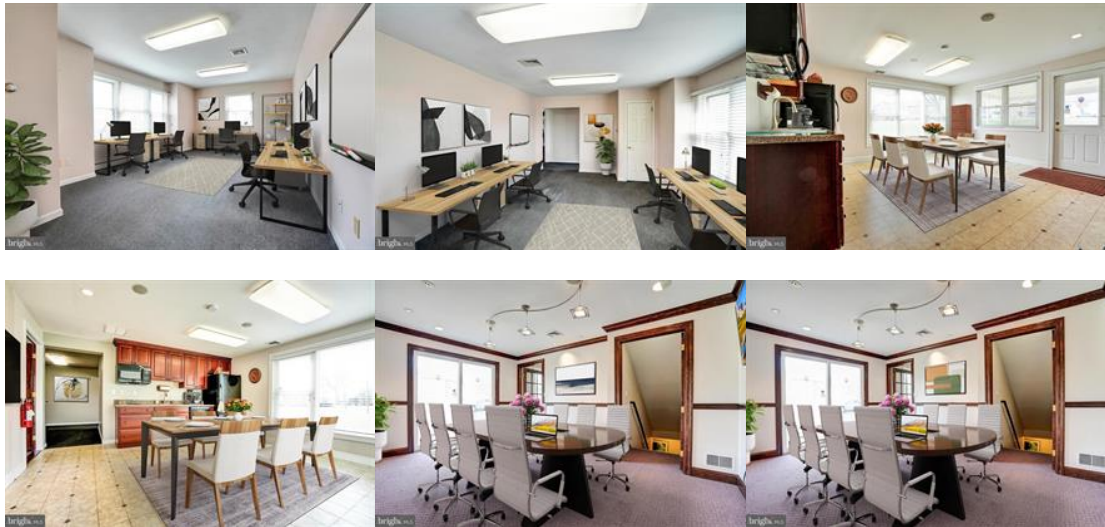
Public: Position your business at one of the most visible and strategically located commercial opportunities in the booming Collegeville market! 1425 South Collegeville Road is situated proudly at the top of the hill along highly traveled Route 29 South Collegeville Road. This impressive 5,500 square foot commercial building offers exceptional exposure with thousands of vehicles passing daily, creating tremendous visibility for your business, medical practice, professional offices, training center, corporate headquarters, or service-based operation. Surrounded by major established businesses and exciting new developments are coming! This prime location neighbors Morningside House of Collegeville, Patient First Primary & Urgent Care - Collegeville, Meschter Insurance, a pending newly constructed daycare facility, a pending newly constructed medical office building, and is just moments from Providence Town Center featuring an incredible mix of shopping, dining, entertainment, fitness, and national retailers. Designed for functionality and flexibility, this outstanding commercial space features 10 private offices, two expansive open-concept office areas perfect for collaborative workspaces or team environments, a dedicated training room, three bathrooms, one to two private conference rooms, two work rooms, private entrances, a welcoming reception and waiting area, and a grand kitchen complete with abundant cabinetry and prep space. Step outside to the rear patio featuring a hard-wired speaker system, creating an ideal environment for employee gatherings, client events, or outdoor workspace enjoyment. The enormous private parking lot provides exceptional convenience for employees, clients, and visitors alike. The location simply cannot be overstated. Positioned only 2 minutes from Route 422 and offering effortless access to Routes 202, 100, the Pennsylvania Turnpike, I-76, and I-476, commuting throughout the region is incredibly convenient. King of Prussia, the Main Line, Philadelphia, and surrounding Montgomery and Chester County communities are all within easy reach, making this an ideal hub for regional business operations. The surrounding Collegeville market continues to thrive with strong residential growth, expanding healthcare services, vibrant retail destinations, restaurants, hotels, fitness centers, and professional services creating constant activity and tremendous business potential in the immediate area. This is a rare opportunity to establish your business in one of Montgomery County's most desirable and rapidly growing commercial corridors. DRONE photos and AERIAL video coming soon....

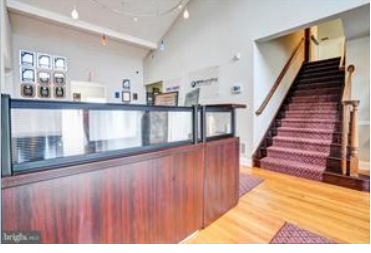
Directions

Route 422 to Route 29, North to 1425 S. Collegeville Road, Collegeville, PA 19426, property on left side.

Listing Details

Original Price:	\$7,500.00	DOM:	10
Listing Term Begins:	05/05/2026	Seller Concessions:	No







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