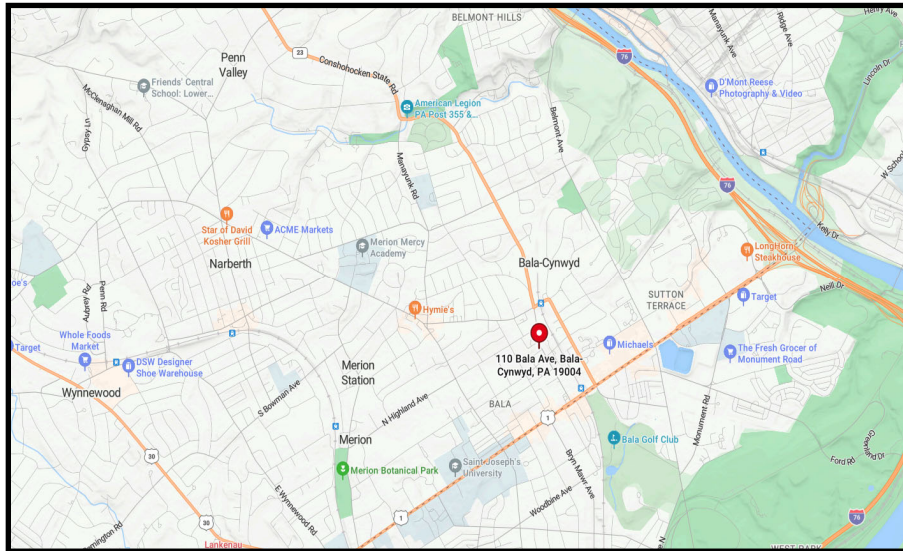


FOR SALE

110-112 Bala Avenue, Bala Cynwyd, PA 19044 Asking \$ 1,500,000

PROPERTY HIGHLIGHTS

- Well maintained small office complex containing 8,430+- sf
- Convenient to City Avenue, Expressway and Public Transportation
- Good frontage on Bala Avenue
- Corner property
- CAD-BV Zoning—Possible Redevelopment
- Located in the City Avenue and Bala Avenue Redevelopment District
- Adequate on site parking—15+- parking
- Separate leased garage
- Taxes \$22,509
- Lot Size 10,557 sf



Demographics

1-MILE

3-MILE

5-MILE

Population

2025 Estimated

20,380

213,309

792,897

2030 Estimated

21,259

215,118

799,633

Avg Household Income

2025 Estimated

\$136,463

\$97,744

\$90,235

For more information, please contact:

Dan Leider

(215) 878-7300

danl@yentis.com



Herbert Yentis & Co. Realtors

7300 City Avenue

Philadelphia, PA 19151

Information deemed reliable but not guaranteed