

# \$1,895,000 - 1215 Trooper, AUDUBON

MLS® #PAMC678754

**\$1,895,000**

0 Bedroom, 0.00 Bathroom, 1,500 sqft  
Commercial Sale on 0.00 Acres

N/A, AUDUBON, PA

\* 1.5 Acres Available For Sale or Lease \*  
Property is presently a gas station / auto  
service center \* Suitable redevelopment for  
food service or retail use \* Strong Traffic  
Counts: 33,000 CPD on Rt. 363 \* (S Trooper  
Road) and 68,000 CPD on Rt. 422 \* Zoned  
Commercial \* Sale Price: \$1,895,000 \* Lease  
Price - Pad Site A: \$12,000 NNN per month \*  
Lease Price - Pad Site B: \$8,000 NNN per  
month \* Lease Price - Combined Pads:  
Negotiable

Built in 1971

## Essential Information

MLS® #	PAMC678754
Price	\$1,895,000
Bathrooms	0.00
Square Footage	1,500
Acres	0.00
Year Built	1971
Type	Commercial Sale
Sub-Type	Land for Commercial Use
Status	Active

## Community Information

Address	1215 Trooper
Area	Lower Providence Twp (10643)
Subdivision	N/A
City	AUDUBON
County	MONTGOMERY-PA



PROPERTY SITE PLAN: 1215 S TROOPER RD, AUDUBON, PA 19403



State	PA
Zip Code	19403

### **Interior**

Heating	Forced Air
Cooling	None

### **Exterior**

Exterior	Brick and Siding
Foundation	None

### **School Information**

District	METHACTON
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### **Additional Information**

Date Listed	December 19th, 2020
Days on Market	313
Zoning	COMMERCIAL
RE / Bank Owned	Yes

### **Listing Details**

Listing Agent	Robert Disimone
Listing Office	Zommick McMahon Commercial Real Estate
Listing Office Phone	6103591100

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Listing information last updated on October 27th, 2021 at 11:45pm CDT