



RE/MAX®

**123 N Springfield Road
Clifton Heights, PA 19018**

Purchase: \$449,900

Rent: \$2,750/month



- **Lot size is 106 x 114 irregular**
- **Approximately 9,091 square feet of space with 2 different units and 2nd floor storage**
- **Easy ingress/egress from all directions with signaled intersection**
- **Perfect for restaurant, office, bank, personal service businesses, etc...**
- **Convenient access to Route 1 interchange**
- **Modern space with flexible floor plan**
- **Includes 3 Auto Lifts & Compressor**
- **Parking Area**
- **Great signage and visibility**
- **Good rental income**
- **Owner occupant or investment**

Directions: From West Springfield Road and Route 1: Go southeast on Springfield Road and head toward Curtis Road. Building is about 2 miles on the left.

RE/MAX® Hometown

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Each office Independently Owned & Operated