

# FOR SALE

## Office Building

### 710 Floral Vale

### Yardley, PA, 19067

- ◆ 2,450+/-sf Two Story Building
- ◆ Lot Size: .06 Acre
- ◆ First Floor: 3 Large Finished Rooms  
410+/-sf, 323+/-sf and 245+/-sf  
4th Room: 100+/-sf (perfect for small office or computer server area)
- ◆ Garage: 19' x 11' - Can be renovated into additional office
- ◆ Second Floor:
  - ◆ Open to part of first floor
  - ◆ Two Private Offices (224+/-sf & 156+/-sf)
  - ◆ Kitchenette
- ◆ Bathroom on Each Level
- ◆ Excellent Parking
- ◆ CAT-V Wiring
- ◆ Zoned: OR
- ◆ Demographics:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	6,473	36,182	120,018
Households:	3,658	17,795	61,987
Median Income:	\$85,512	\$95,226	\$75,627



*Ideal location and layout for Internet, IT, financial services, insurance, engineering, architectural, consulting, accounting, legal, sales or a variety of other types of professions.*

*Yardley's Most Sought After Professional Office Park  
Replica of Property's Original Carriage House*

*Close Proximity to I-95, Route 1  
Within 30 Minutes to Center City Philadelphia*

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