

Exceptional Investment Opportunity

114 E. Main Street / 113 E. Lafayette Street, Norristown, PA

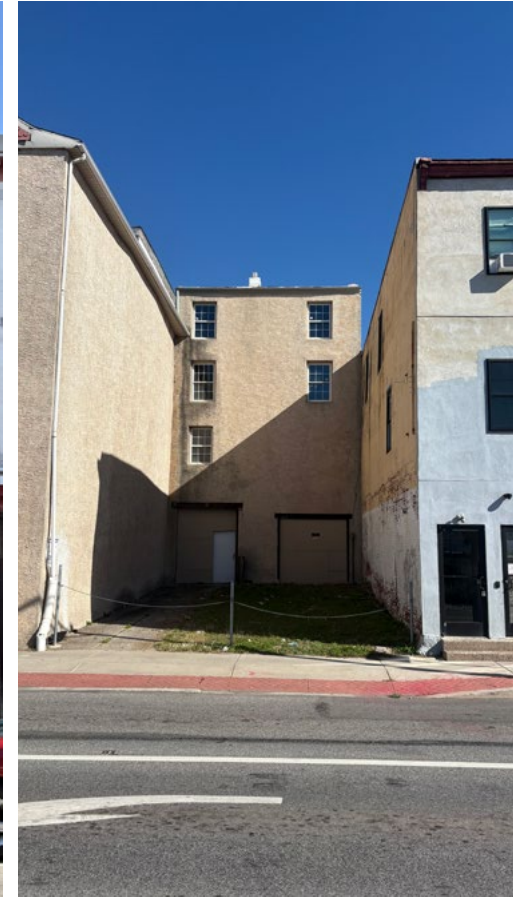
For Sale

Property Highlights

- **Fully leased mixed-use property** featuring four apartments and one commercial unit
- **4,840 SF retail/multifamily** building at 114 E. Main Street (excluding basement)
- Additional **7,040 SF redevelopment opportunity** at 113 E. Lafayette Street
- **TC (Town Center) zoning** permits a wide variety of uses
- **Annual real estate taxes of approximately \$10,000**

Location Highlights

- **Prominent location** in the heart of Norristown's commercial corridor
- **Directly across from the Norristown Transportation Center**
- **Within walking distance** of the recently renovated Montgomery County Courthouse
- **Excellent visibility and accessibility** with combined traffic counts of 23,668 vehicles per day along Main Street, DeKalb Street, and Lafayette Street



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