



# COMMERCIAL SPACE For Sale



**GREAT OWNER USER BUILDING!**



**105 Bala Avenue,  
Bala Cynwyd PA, 19004**

**1,573 sf. +/-  
(plus basement)**

- Six on site parking spots.
- 2023 RE Taxes: \$5,402.
- Newly updated HVAC and roof.
- Walking distance to Septa regional rail and bus stop.
- Great access to I-76 and Route 1, with easy access to Center City Philadelphia.

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