



**AVAILABLE
FOR SALE
OR LEASE**

\$469,000

Matt Phillips

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Office: 610-359-9700

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INVESTMENT or OWNER USER OPPORTUNITY



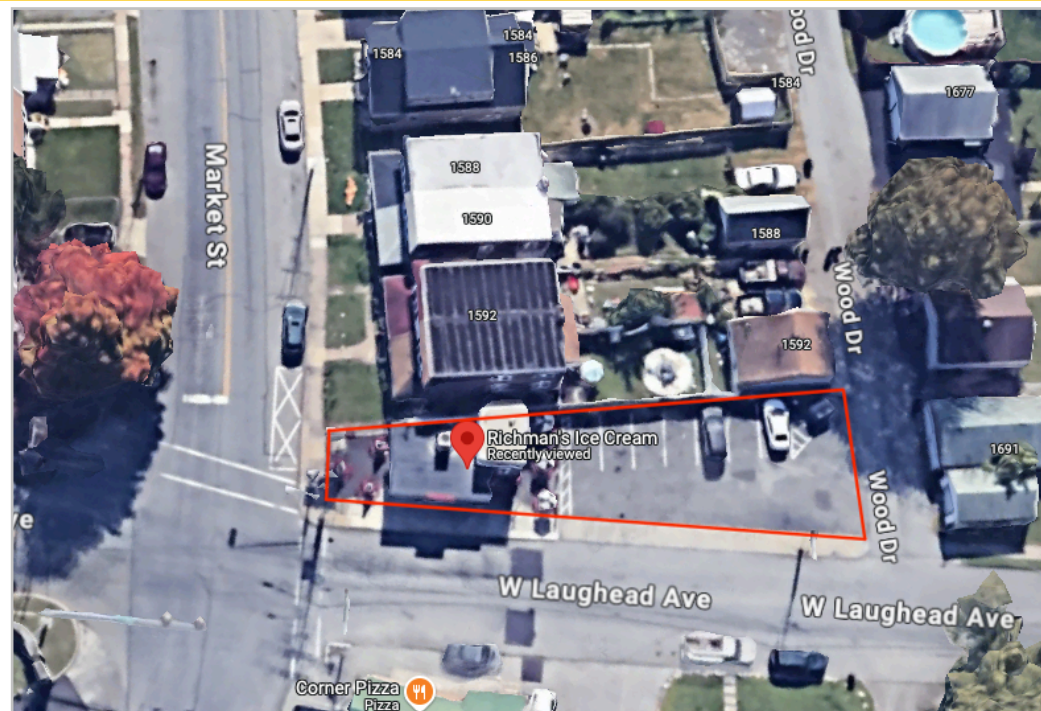
LOCATION: 1594 Market St, Linwood, PA 19061

PROPERTY HIGHLIGHTS:

- ◆ Iconic Ice Cream Shop: Real Estate, Business, & Equipment
- ◆ Owner Open To Several Sale Options
- ◆ Well Established Community Base At Landmark Location Since The 1950's (Lighted Intersection of Market St & W Laughead Ave)
- ◆ Demographics within 5 Mi: Population +/-164,875 & AHI +/--\$95,887
- ◆ ADT: +/-14,000 Combined
- ◆ 750 SF Freestanding Building With Off Street Parking
- ◆ Location: <https://maps.app.goo.gl/F9nGL1UJ8Lxv7sqH9>

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

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