

320 Middletown Blvd

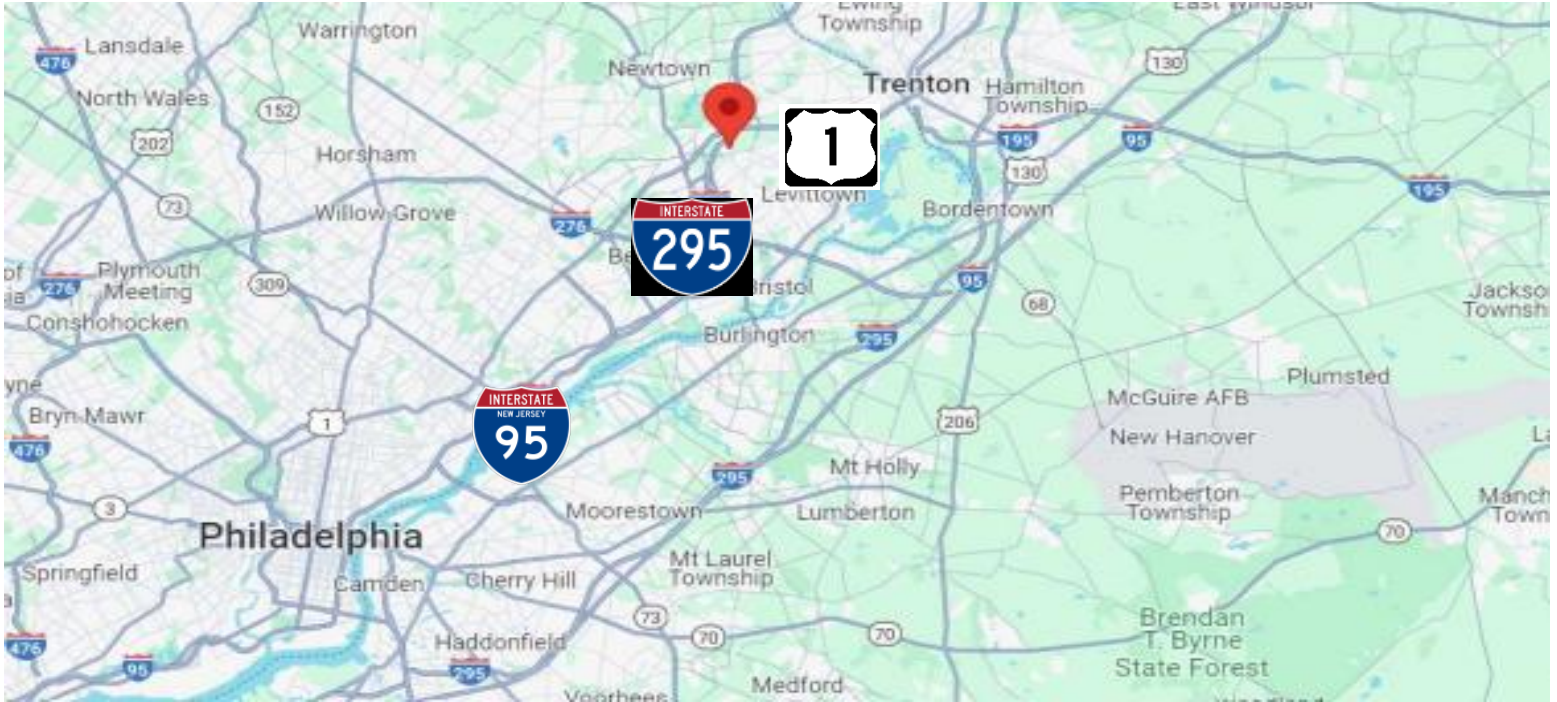


Langhorne, PA

Medical / Dental Office – FOR SALE

- +/- 1,505 SF Medical/ Dental Office
- 4 Treatment Rooms & Owner's Office with private restroom
- Reception Area, Kitchenette, sterilization / supply room, etc.
- Zoning : General Business
- Permitted Uses: Professional, Business or Government Offices, Educational use, Community buildings, etc.
- Fully Furnished Dental Office with all Furniture, Fixtures, and Equipment Included

REGIONAL MAP



320 Middletown Blvd - Suite 302

LOCATION — Ideally situated adjacent to the Oxford Valley Mall, the office is located in a professional Medical / Dental complex that includes such companies as Medical Aesthetics, Family Medical Associates and Lehigh Valley Genomics to name a few. Additionally, the surrounding area is composed of numerous retail & office buildings and multiple residential buildings are currently under construction as well. The site is in close proximity to Route 1 and Interstate 95 and provides excellent access to the areas extensive highway network.



**320 Middletown Blvd, Suite 302,
Langhorne, PA**

Estimated Distances:

Oxford Valley Mall	0.5 Miles
Route 1	1.0 Miles
Route 295	2.0 Miles
PA Turnpike	7.0 Miles
Philadelphia	24 Miles

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**All information furnished regarding this offer is made submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

PROCISION COMMERCIAL REALTY

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