

MEDICAL OFFICE WITH EXCELLENT VISIBILITY!



3207 Chichester Avenue, Marcus Hook, PA • Medical Office Building • 2,000 Sq. Feet

This conveniently located medical office is situated on a large corner lot featuring a spacious waiting room, separate X-ray room and an adjacent parking lot. This was a dentist office and is plumbed with NOS/Oxygen lines. Mature landscaping surrounds the property and compliments the brick exterior of this two-story building. Step inside the reception area complete with floor to ceiling shelving for easy storage and continue into the generous sized waiting area featuring large, sun-filled windows. The treatment room offers plenty of counter space, white cabinetry, and a stainless steel sink. A separate X-ray room provides convenience and safety for patients and staff. A restroom completes the main level. The upper level of this office is full of possibilities. Featuring wood flooring, a large open living area, separate bedroom and a bathroom this space can easily be converted into an apartment. Other options include a private office or storage area. The large adjacent parking lot can easily accommodate 15-18 cars. There is a total of three lots 090000851200, 090000851100 and 09000339249 (on Thornton) This highly visible office building is conveniently located steps from the Willowbrook Shopping Center and Chichester High School! Entrance to 95 is a few minutes away!





**Medical Office With
Excellent Visibility!**

Welcome to: 3207 Chichester Avenue, Marcus Hook, PA 19061
Medical Office Building – 2,000 Sq Ft

- *Two-story brick building surrounded by mature landscaping*
- *Reception area complete with floor to ceiling shelving*
- *Waiting area with large, sun-filled windows*
- *Spacious treatment room features plenty of counter space, white cabinetry and a stainless steel sink*
- *Separate X-ray room*
- *Convenient restroom on the main level*
- *Second floor offers wood flooring, a large open living area, separate bedroom and bathroom*
- *Adjacent parking lot can accommodate 15-18 cars*
- *Highly visible corner lot*
- *Close to Willowbrook Shopping Center, Chichester High School and I-95*

INCLUSIONS:

EXCLUSIONS: *Personal Property*



1521 Concord Pike, Suite 102
Wilmington, DE 19803
www.KGHomeTeam.com
Direct: (302) 299-1122 • (302) 299-1100

