



# For sale

Rare opportunity in King of Prussia,  
located immediately on the PA  
Turnpike (66,105 VPD)

## 14,717 SF

480 American Ave.  
King of Prussia, PA

### Property overview

- Office, Flex, Life Science, Entertainment
- \$2,950,000
- Building located on 2.03 acres
- KPMU (King of Prussia Mixed-Use District  
Zoning (Upper Merion Township)
- 65 Parking spaces

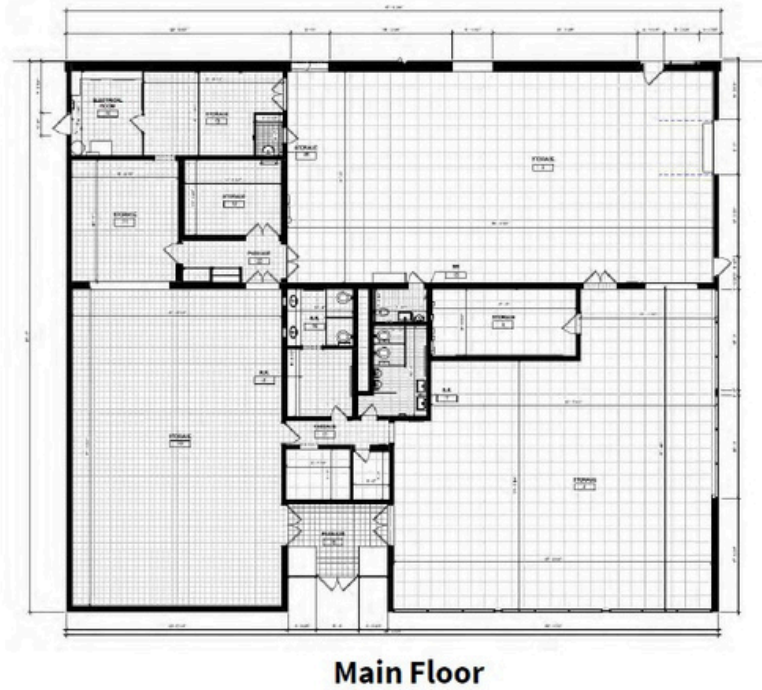
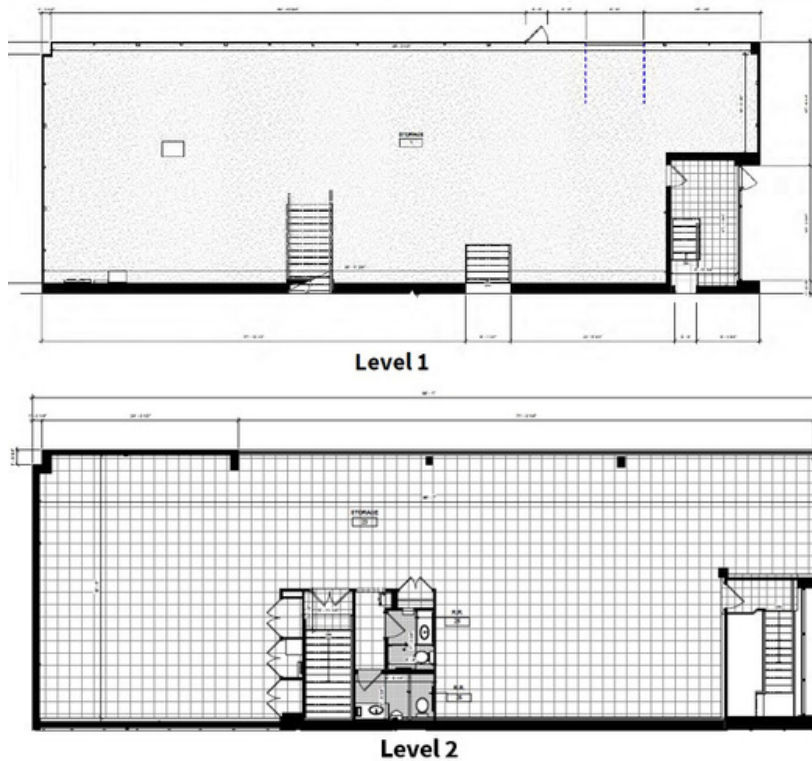
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