



**For Sale**  
**Development Site in Montgomery County, PA**  
**123 W. Ridge Pike**  
**Royersford, PA**

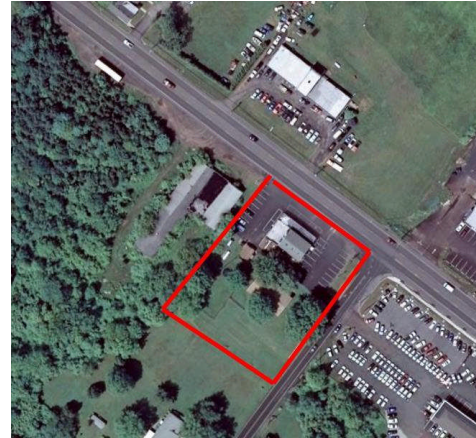
Keller Williams Realty  
KW Commercial  
542 N. Lewis Rd  
Limerick, PA 19468  
Cell 610-551-5830  
Office 610-792-5900

**Location : Centrally located on Ridge Pike in Royersford, PA**

**Property Type: Retail**

**Lot Size : +/- 1.47 Acres**

**Current Zoning : HC**  
**Highway Commercial**



1.47 Ac. corner mixed use lot on heavily traveled major artery with 2 buildings totaling 7,000+sf. Main building consists of +/- 2700sf of 1st floor storefront currently used as bakery. 2nd & 3rd floors consist of one huge rental apartment. 2nd floor of apt. contains Kitchen, living room w/stone fireplace, 2 BR, Full bath and HW floors. 3rd level of apt contains 3 rooms, skylights. +/- 2300sf pole barn behind main building would be ideal for contractors storage shed Site also has 2 one car garages. Zoned Highway Commercial (HC). Permitted uses AS OF RIGHT include Retail establishments, personal service shops, Small automobile accessory sales, Business and professional offices, Bank, Restaurant/tavern, Daycare, bed & breakfast, funeral home, clubs. Conditional & Special exception uses include: Drive – thru restaurants, Auto repair, gasoline station, auto accessory sales including tires & batteries with service bays, hotel & Motel, Car Wash. High visibility and traffic count from Ridge Pike. .5 mi. west of new Target anchored shopping center.

**Joe Leone**

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**Asking Price : \$1,300,000**