



**For Sale**  
**Commercial Development Site**  
**1400 N West End Blvd**  
**Quakertown, PA 18951**

**KW Commercial**  
**542 N Lewis Rd**  
**Limerick PA 19468**  
**Cell 610-551-5830**  
**Office 484-762-8149**

**Location :** On Rt. 309 close to PA Turnpike

**Property Type:** Commercial/Land

**Lot Size :** 5.28+/- Acres

**Current Zoning :** RA

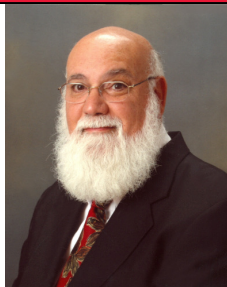
**Real Estate Taxes :** \$9,173/2009



5.28 acres at signalized intersection on busy West End Blvd (Route 309). Tremendous visibility and traffic count. Site consists of 3 parcels being sold as a package. Parcels zoned RD. Site has grandfathered variance for Auto Dealer Use. As of right uses include Medical Office, Nursery, Riding Academy, Recreational Facility, Church, School, Residential, and Community Center. Conditional Uses include Nursing Home, Life Care Center, Cell Tower and Commercial Kennel. Special Exception Uses include Day Care and Private Recreational Facility. 2 lots consist of business and 3<sup>rd</sup> lot serves as residence. Owner will consider selling 2 business lots separately. Owner will also consider lease purchase option. Price includes real estate only. Business and inventory is also for sale. Business is a PA licensed auto dealer specializing in truck caps, open & closed utility & cargo trailers, RV's and accessories. Business owns exclusive 28 Mile radius franchise rights for several product lines.

**Joe Leone**

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**Asking Price : \$1,500.00**