



**For Sale**  
**Development Site**  
**5526 Humeville Rd.,**  
**Bensalem, PA. 19020**

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

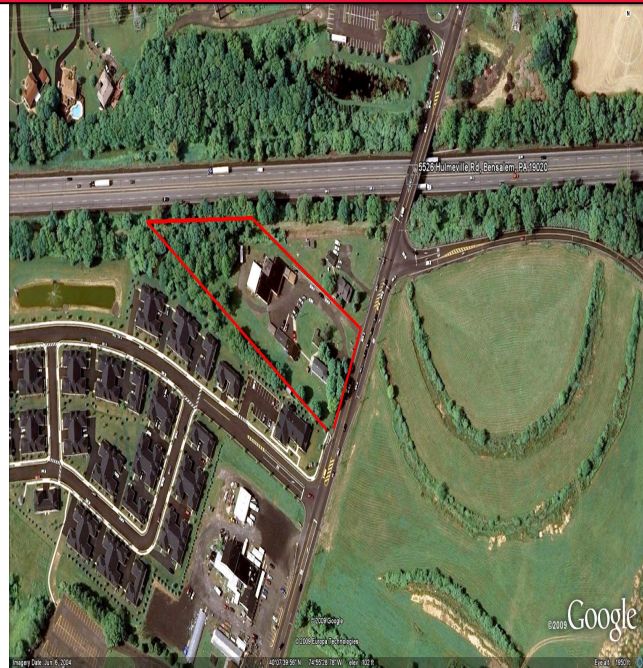
**Location :** Bensalem, PA.

**Property Type:** Development Site

**Lot Size :** 2.80 Acres

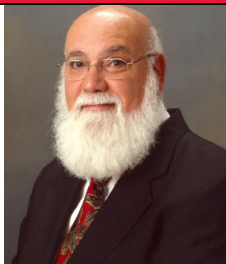
**Current Zoning :** Light Industrial

**Real Estate Taxes :** \$ 12,711/2009



Terrific 2.8 acre development site centrally located with 220 Ft frontage on busy Hulmeville Rd adjacent to PA Turnpike. Zoned LI, AS OF RIGHT uses include professional offices, schools, retail stores, restaurants, restaurants with drive thru, personal service shops, laundry, bank, child/adult/senior day care centers, light manufacturing, precision mfg and wholesale business facilities. Special exception uses include mortuary, animal hospital, Hotel or motel. Site currently has 3 structures consisting of (1) 4400sf building configured as 600 office, 2400sf mechanical shop and 1400sf auto body shop; (2) 2400 sf professional office building with storage and (3) 1800 SF 2 story 3 bedrooms 2 bath residence. This site is ideal for national or regional retail chain. Additional adjacent .83 acre parcel also available for sale.

**Joe Leone**  
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**Asking Price : \$1,499,000**