



**For Sale**  
**Development Site**  
**280 West Ridge Pike**  
**Royersford, PA 19468**

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

**Location :**

Royersford, Limerick Twp,  
Montgomery County, PA

**Property Type:**

Retail, Residential Townhouse

**Lot Size :** 6.14 Acres

**Current Zoning :** VC Village  
Commercial

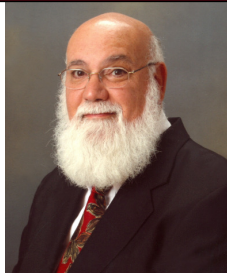
**Real Estate Taxes :** \$6,577 / 2010



6.14 Acre Development site zoned Village Commercial with 155 ft of frontage on West Ridge Pike. AS OF RIGHT USES include Townhouse Development , Multi-Family Conversion, Mixed Use Development, Business & Professional Offices, Day Care Center, Group Home, Education & Religious institutions, Personal Service shops, Specialized retail, General Retail, Bank, Restaurant, Tavern, Funeral Home, Clubs, Fraternal Organizations, Outdoor Amusements, Bed & Breakfast. Present parcel configuration consists of 2 buildings. Building 1 (Approx 3600sf) presently rented as residential . Building 2 (Approx 700sf ) presently leased as dog grooming salon. Site is located across the street from Waltz Golf Center. Near Philadelphia Outlet Mall. Centrally located, minutes to Route 422 and Route 100. Public sewer with on -site water. Public water available on street. Seller financing may be available to qualified buyer. Seller will consider build to suit or ground lease.

**Joe Leone**

**Associate Broker**  
**Cell 610-551-5830**  
**Office 484-762-8149**  
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**www.ListWithSanta.com**



**Asking Price : \$749,900**