



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

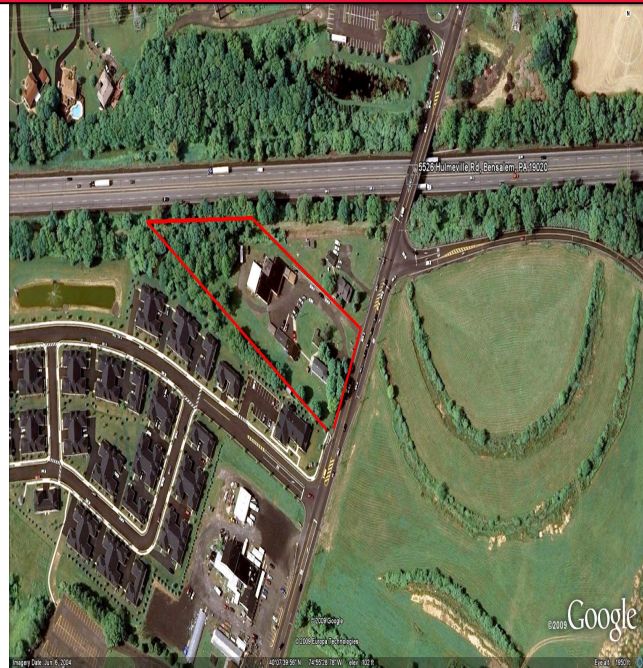
Location : Bensalem, PA.

Property Type: Development Site

Lot Size : 2.80 Acres

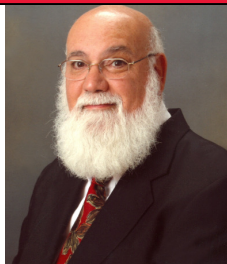
Current Zoning : Light Industrial

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.

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Asking Price : \$990,000