



**For Sale
Development Site
520 New Rodgers Rd
Bristol, PA**

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

Location : Bristol Twp ,
Bucks County

Property Type: Development
Site

Lot Size : .44 Acres

Current Zoning : C

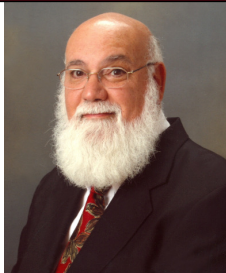
Real Estate Taxes : \$6318 / 2011



1200 sf building with 2 bays and office on Route 413. Currently used as tire service center. Zoned C - Commercial. As of right uses include daycare center, office, medical office, retail shop, restaurant, fast food restaurant, repair shop, tavern, veterinary office or clinic, contracting. Special exception uses include life care facility, auto sales, truck sales. Conditional uses include nursing home, service station, car wash, commercial kennel. Easy access to major highways - I-95, PA Turnpike, Burlington Bristol Bridge and Route 13 (Bristol Pike). Property was former gas station. Tanks removed in 1987 by Exxon with 99 year warranty. Sale subject to Chapter 13 Bankruptcy Court Approval



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Asking Price : \$525,000