



PREFERRED

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# For Sale

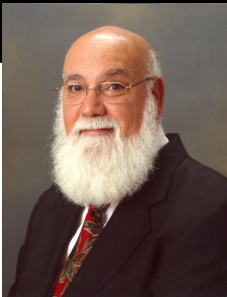


## Property Overview

### 596 Main St, Schwenksville PA 19473

9314 sf one story building. Building has ability to house 3 tenants with 3 separate entrances including 2 handicapped access ramps. Full Basement has 7 ft roll up door and street access from two sides of building. Over 50 parking spaces in two lots on either side of building. 800 amp electric service. Approximately half the building is currently used by owner as Valley Electrical Wholesale supply company. Remaining half is currently vacant and formerly used as medical offices. Tenants have separate gas and electric service. There is a new rubber roof on half of the building. Three eating and cooling zones. There are currently 8 restrooms plus plumbing for sinks in many of the former medical offices. Owner pays taxes, sewer water and trash. Property is zoned VC-2. Permitted as of right uses include Bed & Breakfast, Restaurant, Professional Office, Retail Sales, Personal Services, Church, Schools, Bank, Financial Institution, Retail and take-out food. Conditional uses include Tavern, Bar, small appliance and electronics repair, laundry, dry cleaning, Rental Facilities for tools and equipment. This property would be ideal for doctor, dentist, chiropractor, eye doctor, medical clinic, urgent care, dollar store, daycare, wholesale supply company. Building is adjacent to Perkiomen Trail and Perkiomen Creek AND IS NOT in flood zone. 230 ft frontage with signage on Main St (Route 29). 12,153 Average Daily Traffic Count. There is a 20 Ft easement on the corner of the property. Centrally located near Routes 422, 73 & 113. Business Furniture, Fixtures, Equipment and Inventory is not included in the sale, but are available for purchase at additional cost.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2019 Total Population	4,336	20,962	72,137
2019 Ave Household Income	\$85,856	\$121,863	\$120,993
2019 Total Households	1.750	6.175	24.346
<b>Taxes \$21,519 / 2019</b>	<b>Zoning VC-2</b>		



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