

Sale

2613 – 2615 W. Ridge Pike
Lower Providence Township
Montgomery County, PA



This is a one, and part two-story complex of masonry buildings with frontage on Ridge Pike and Trooper Road

- First Floor contains 21,000+/- square feet and the second floor contains 10,000+/- SF
- Lot size: 4.50+/- acres (*lot is completely macadam and fully useable*)
- Exterior lighting for parking areas
- Zoning: HC This zoning is broken down into 3 classes (*the site is zoned for a new car dealership*)
- Reinforced concrete foundation – Masonry and steel framing
- Metal and glass doors on showroom
- HVAC: Heat in shop areas are suspended, gas-fired infrared units
- Central heat and cooling for showroom and offices is provided by roof-mounted package units
- Real Estate Taxes: \$49,597.00 (2008)
- Parcel Numbers: 43-00-11869-004; 43-00-11872-001 and 43-00-11875-007
- ADA bathroom
- Currently used as an auto showroom and service center.
- Ceiling height in service building is 20' to 22'; showroom and offices have 9' to 10' ceilings
- There are 24 bays and 18 lifts

ASKING PRICE: \$4,500,000.

For additional information, please contact:

TORNETTA

REALTY CORP.

910 Germantown Pike, Plymouth Meeting, PA 19462

610-279-4000 / FAX: 610-275-6787



The foregoing information has been obtained from sources deemed to be reliable; however, no warranty or representation is made as to accuracy. This information is subject to errors, omissions, prior sale or lease, or withdrawal without notice.

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Block 06 – Units 7, 48 and 88

Zoning is HC (Highway Commercial District). This is broken down into three Classes: **Class One** permits retail establishments personal service shops, dry cleaners or copy center plants.

Class Two permits any Class One permitted use as well as banks with drive-in windows, fast food or drive-in restaurant and daycare centers.

Class Three includes any permitted use categorized under Class One or Two. In addition, permitted uses include outdoor amusement facilities, hotel, indoor theater, nursery and/or used motor vehicle sales.

The Subject Property legally conforms to Class Three of the zoning code.

