



# BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

## EXECUTIVE SUMMARY:

Edward Ritti – Vice President  
Land Development  
49 E. Lancaster Avenue  
Malvern, PA 19355  
PA Lic. # AB029150L  
BHHS-FR – PA Lic # RBo61717C

(m) 610-306-3933  
(d) 610-993-2741  
(o) 610-647-2600  
(f) 610-993-3257  
[ed.ritti@foxroach.com](mailto:ed.ritti@foxroach.com)

[www.wedodirt.com](http://www.wedodirt.com)

### **32 Townhouse Lots - Development Opportunity** **Bathview Condominiums, 252 North Walnut Street, Bath, Pennsylvania** **PRICE REDUCTION - \$900,000**

- Initial condominium development included two buildings with 42 units per building plus 8,400 square feet of one story commercial retail space
- Total site is 4.89 acres
- The first building of 42 units has 8 units left for sale and the pad for the second building has been rough graded with utilities installed
- Initial parking included 179 spaces
- The land for the proposed second building and retail space is being offered for sale using the initial land plan for the second building / commercial space or a 32 unit townhouse development
- Owner has developed a different proposed sketch plan which includes 32 townhouse units and no retail space (Lehigh Engineering Associates)
- The condominium regime will remain in place and these new units will be merged into the existing 42 condo units
- Existing condo fee is \$175 monthly with a one-time fee at each unit closing of \$350
- The townhouses are shown as 25 foot wide and 35 foot deep with a one car garage (no architectural drawings were done)
- Existing entrance to North Walnut Street will remain
- An additional manhole and re-alignment of one existing sewer pipe will be required
- Storm water management may have to be studied but the present sketch plan shows no changes to the existing swm structures
- Proposed parking was designed to fit within the approved parameters of the initial plan
- Owner will allow Buyer reasonable time to obtain the “re-approval”
- Cash only sale – no owner financing is available
- Land is being offered at \$900,000
- Contact Ed Ritti for further details

**ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.**