



**BERKSHIRE
HATHAWAY**
HomeServices

Fox & Roach, REALTORS®

EXECUTIVE SUMMARY:

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3.35 Acres, Prospect Avenue, Upper Gwynedd Township, Montgomery County, Pa.

- **Zoned Residential R2 – allowing five single family homes**
- **Public water with sufficient capacity and public sewer with sufficient capacity subject to a full sewer module to the site**
- **Flat – present use is athletic fields for Saint Rose Catholic Church – may require some existing road improvements**
- **Sale can be subject to development approvals – cash at closing**
- **Tim Woodrow of Woodrow & Associates – 215-542-5648 – twoodrow@woodrowinc.com completed a sketch plan per the existing zoning ordinance – see Woodrow review letter for further details**
- **Existing neighborhood is single family residential**
- **Listing price is \$145,000 per lot**
- **Contact Ed Ritti for further information**

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