



**BERKSHIRE  
HATHAWAY**

HomeServices

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**EXECUTIVE SUMMARY:**

**Investment Property, 3 Contiguous Properties  
West Main Street, Trappe Borough, Montgomery County,  
Pennsylvania**

- **378 West Main Street – former Eden Day Spa (building – 6,118 sq ft)**
- **382 West Main Street – various structures (building - 1,848 sq ft)**
- **362 / 364 West Main Street – Apartment Building (building - 2,900 sq ft)**
  
- **All 3 contiguous parcels zoned VC – Village Commercial**
- **Public utilities for all properties are located along West Main Street**
- **Highly desirable frontage along West Main Street**
- **Access – two driveways from West Main Street (shared with the neighboring commercial properties) plus access to Bentley Drive (existing adjacent townhouse development)**
- **Existing parking area is located adjacent to each building and shared by the users / guests of each**
- **Total land size of all three tax parcels – 59,509 square feet (1.366 acres)**
- **Ideal uses for this property – Medical Spa, Salon Suites, Salon / Spa, Law offices, Real Estate, Title insurance, Insurance, Medical, etc**
- **Spa building is in excellent shape and equipped for immediate occupancy and operation of Medical Spa, Salon / Spa, or Salon / Spa Suites**
- **All 3 properties and business are offered as one sale**
- **Jeremy Madaras, JS Madaras Consulting is familiar with site – contact for specific information (484-686-7756) [jmadaras@madarasengineering.com](mailto:jmadaras@madarasengineering.com)**

- Over the past 5 years Gross Real Estate Income varied from \$130,117 to 187,975 for (Spa building, parking lot, apartments and cottage incomes)
- Spa business (est 2002) is included with the Real Estate including inventory – equipment – furniture – good will
- Additional financial information regarding Property rental income and Business are available with a mutually executed NDA and Letter of Intent
  
- Listed price for the Real Estate and Business is \$3,250,000
  
- For further information contact John Matson (cell – 610-207-5265 – [john.matson@foxroach.com](mailto:john.matson@foxroach.com) )

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