



# BERKSHIRE HATHAWAY

HomeServices

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## EXECUTIVE SUMMARY:

### 23.09 Acres, 1701 West Main Street Upper Providence Township, Montgomery County

- Development opportunity
- Public water and public sewer available to the site (sewer main traverses the property from front to rear)
- Zoned NC (Neighborhood Convenience Commercial District) – allows for offices, retail - service shops, restaurant, banks, day care, motel, auto sales and some repair – some restrictive residential as a combined use
- Seller would prefer a sale with pre-determined closing date but, subject to acceptable terms and conditions, will allow Buyer proper time to obtain development approvals subject to time milestones to be adhered to by Buyer combined with non-refundable deposit
- **Price will be determined by the proposed density and use**
- Refer to the materials within the PIP for significant information by -
- Land Planner – John Kennedy, Kennedy & Associates, 672 Main Street, 2M, Harleysville, Pennsylvania, 19438 – 215-513-1720
- Engineer – Tom Woodrow, Woodrow & Associates, 1108 North Bethlehem Pike, Suite 5, Lower Gwynedd, Pennsylvania, 19002 – 215-542-5648
- Title Report – Trident Land Transfer Company, 431 West Lancaster Avenue, Devon, Pennsylvania, 19333 – 610-889-7669
- For further information contact Ed Ritti (610-306-3933) or John Matson (610-207-5265)

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.