



BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

EXECUTIVE SUMMARY:

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Lepore Family Property 501 Washington Street, Conshohocken Whitemarsh Township, Montgomery County

- The Lepore Company has retained Berkshire Hathaway Land Development and Newmark Commercial Real Estate to market and sell their property on Washington Street, Whitemarsh Township - 5.6 acres including a 51,645 square foot industrial building – (a small triangle portion of land is within the Borough of Conshohocken)
- Frontage on Washington Street (approximately 287 feet) and the Schuylkill River (approximately 289 feet) – located within the 100 year flood boundary and / or flood plain
- Title Policy – the 2 liens shown on the Title Search have been satisfied and are being removed by Sellers before closing - Aaliyah Davis, Progressive Settlement Services LLC, 215-332-9090 x 101, adavis@nexabstract.com
- Public water (Aqua) – Deanna Ciotti 610-541-4160
sepanewconnections@aquaamerica.com
- Public sewer – Edward Mongan, Operations Officer Sewer Authority 610-828-0979 - Richard Longcoy, rlongcoy@ebertengineering.com
Ebert Engineering, Borough of Conshohocken sewer authority engineer 610-584-6701
The published rate for 2022 is \$5,600 per edu – edus are designated as 262.5 gallons per day
- Zoning – HVY District – Industrial, Self Storage, CCRC, Residential, Retail possible uses – Owner's discussions with Township have been constructive regarding future development uses – Assisted Living / Continuing Care, Institutional, Medical are possible uses

- Villanova University is presently working on the development process for the adjacent property – dormitories and boathouse
- Riverfront Development Overlay District regulations will be applied by the Township to any proposed development plans – Charles Guttenplan, Whitemarsh Township Director of Planning and Zoning Officer, 610-825-3535 cguttenplan@whitemarshwp.org
- Environmental – Paul White, Brickhouse Environmental, cell 610-742-1901, pwhite@brickhouse-environmental.com – phase 1 is being completed presently
- Engineer plans – Vince Fioravanti, Fioravanti Consulting Engineers, cell 215-873-7281, vwf@fioravantiinc.com
- Borough of Conshohocken – Karen MacNair, Gilmore And Associates, 215-345-4330 x 403, kmacnair@gilmore-assoc.com Borough Engineer – Pennonni Associates, cell 215-222-3000 – Zoning, Flood and Traffic Management Engineer
- Schuylkill River – there are dams upstream and downstream from subject property which with proper coordination regulate river water flows. Subject property did flood during the Ida storm.
- Demolition – Robert Haly, Terra Technical Services, 610-269-1010, rhaly@goterra.com - the demolition of the building – if necessary - will be completed by the Buyer – interior of the building will be cleaned out
- Property Cleanup – Seller will be removing all items and scrap from the property exterior before closing
- Drone video is included in the PIP for your review
- Property is located adjacent to 401 – 433 Washington Street, 10.7 acres which is owned by KRE and was approved for a development of 598 apartments – 60 units are to be in Whitemarsh and 538 units in the Borough
- Price will be determined by Use and Density
- Sellers will consider a sale subject to development approvals subject to proper deposits and time milestone to be adhered to by Buyer
- For further information contact Ed Ritti (610-306-3933 cell) Berkshire Hathaway Land Development (ed.ritti@foxroach.com) – or – Tim Brogan (610-909-7912 cell) Newmark CRE (timothy.brogan@nmrk.com)
- **Fee to Buyer's Broker, Agent or consultant will be paid by the Buyer**