



FOR SALE

BEAUTIFULLY MAINTAINED
MULTI-OFFICE SUITE

MALVERN, PA



629 SWEDES FORD RD, UNITS A & B | MALVERN, PA

Property **HIGHLIGHTS**

- +/- 2,964 SF Well-Maintained Multi-Office Suite
- Multiple Corner Offices
- Can be Subdivided—Two Separate Condos
- Suitable for Professional Services
- Ideal for Law Firm/Professional Institution
- Multiple Conference Rooms
- Full Kitchen
- Multiple Powder Rooms
- Ample On-Site Private Parking for +/- 8 Vehicles
- Well-Located with Easy Access to Major Throughfares, Bus. Rt. 30, Rt. 100



SALE PRICE:
\$240,000-\$460,000

Property
OVERVIEW MAP

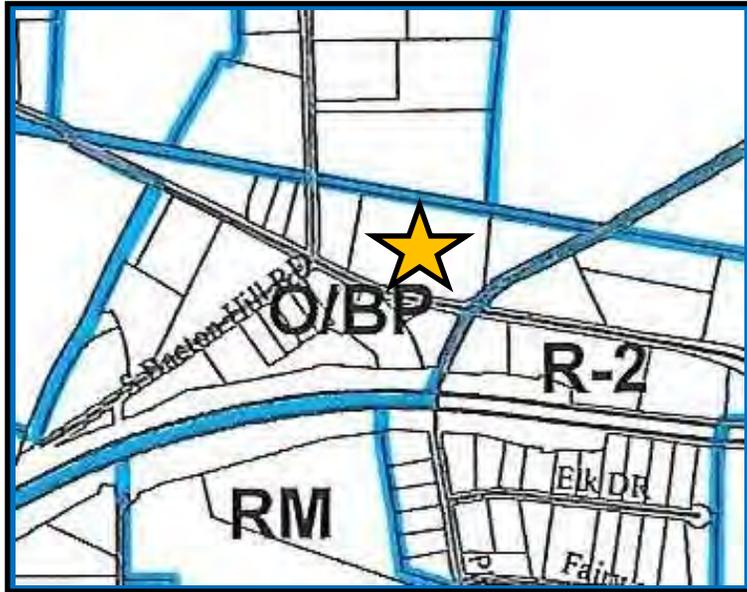


FLOOR PLAN

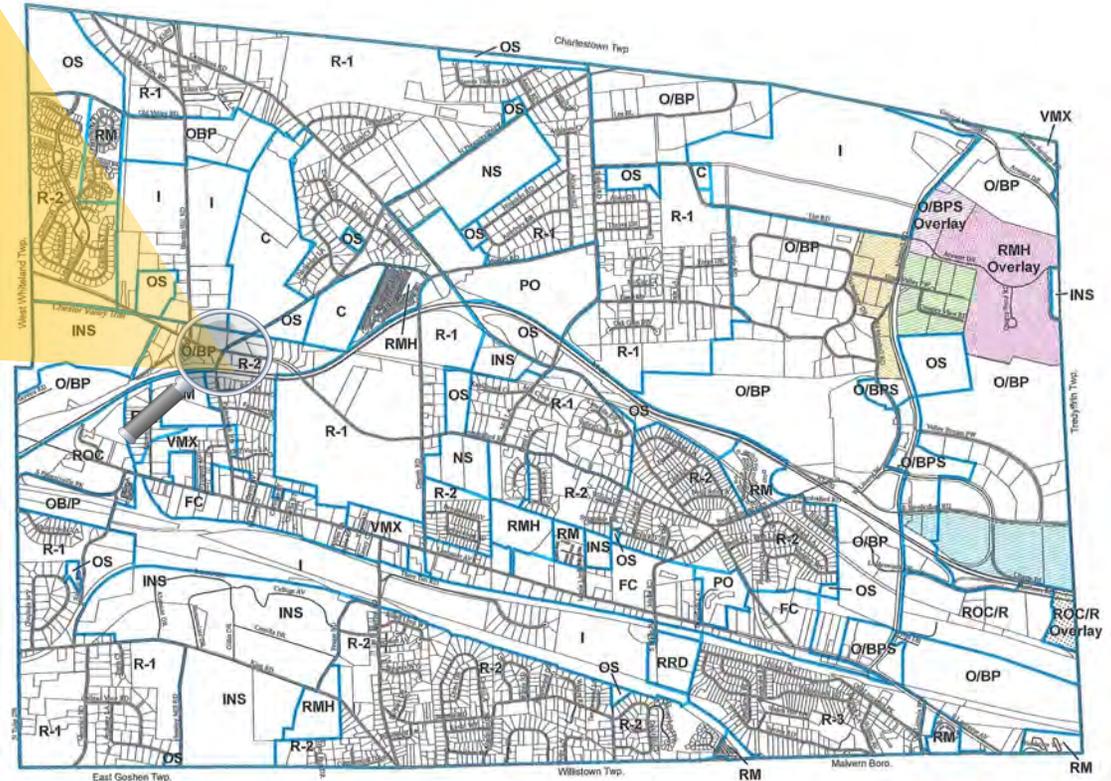


ZONING MAP

**All zoning information should be independently verified with governing municipality



**ZONING: O/BP
(OFFICE BUSINESS PARK)**

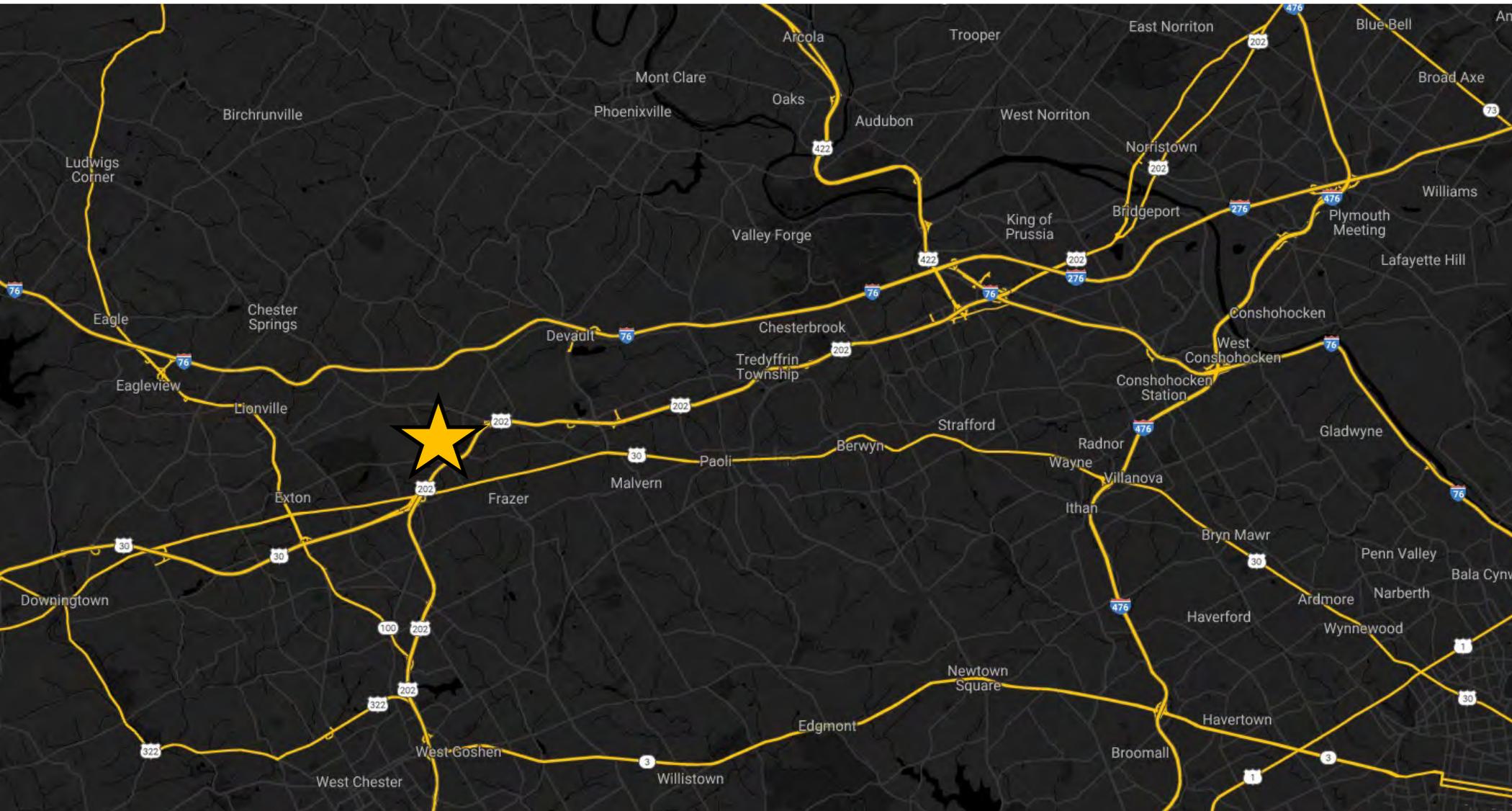


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§ 200-36. O/BP Office/Business Park District.

- A. Intent. The intent of the O/BP Office/Business Park District is to provide appropriate locations and development standards for medium-to-high-intensity business or professional offices. Uses in this District may expect employees and clients from throughout the region; suitable locations for these uses are limited to areas indicated for such uses in the East Whiteland Township Comprehensive Plan. It is the purpose of these regulations to promote high-quality, visually attractive, and environmentally responsible site design and buildings; efficient circulation systems; conservation of land and energy resources; reduced rates of auto trip generation; and increased opportunities for use of mass transit. In addition, the specific intent of the District is to:
- (1) Establish a framework for development that anticipates and encourages the necessary conditions for attracting employees to alternate modes of commuting, such as car and van pools, shuttle buses, and transit.
 - (2) Establish a framework for development that anticipates and encourages the necessary conditions for a high level of pedestrian circulation internal to office developments and to adjacent and neighboring developments and commercial services.
 - (3) Provide for semipublic uses, including exterior common use areas, convenient to office concentrations, so as to function for the general benefit of employees of business or professional offices as places for relaxation, recreation, and social activity.
 - (4) Preserve and enhance the functional values of natural and landscaped areas for developed areas, including groundwater recharge, runoff control, and microclimate moderation.
- B. Permitted uses. Uses are permitted by right, as special exceptions, and as conditional uses in O/BP Office/Business Park Districts in accordance with § 200-30.
- C. Development standards. Uses shall occur in accordance with the standards of § 200-31. Where the Board of Supervisors has approved development plans in the O/BP District for a tract meeting the requirements for the O/BP District, individual units, buildings, or parcels of land within the approved O/BP District development may be subdivided, leased, purchased, sold, mortgaged, and developed as individual zero lot line units with zero lot setbacks from internal parking and building lines; provided, however, that the development plan for the entire tract shall at all times remain compliant with the tract development standards applicable to the O/BP District. **[Amended 1-7-2013 by Ord. No. 244-2013]**
- D. Parking. All off-street parking space dimensions and parking aisle widths shall conform with § 200-69C, Off-street parking dimensions. **[Added 5-9-2012 by Ord. No. 237-2012; amended 4-10-2019 by Ord. No. 310-2019]**

REGIONAL MAP





CONTACT US

RYAN DODDS

Office: (484) 887-8202 | Ext. 104
RDodds@PillarRealEstateAdvisors.com

ERIC KUHN

Office: (484) 887-8202 | Ext. 101
EKuhn@PillarRealEstateAdvisors.com

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