

FOR SALE: MULTI-USE PROPERTY

# 168 OLD BELMONT AVE BALA CYNWYD, PA



# PROPERTY INFORMATION





Binswanger is pleased to present a multi-use property for sale at 168 Old Belmont Ave in Bala Cynwyd, Pennsylvania. The property is located on 0.15 Acres, on a corner lot, within 150' of I-76 (The Schuylkill Expressway).



Office building with 2,400 SF on 3 floors



Garage space with 1,700 SF and 2 bays



Located in Lower Merion Township with flexible zoning in the Rock Hill Road (RHR) Zoning District



Seconds from Exit 338 off of I-76 with direct access to the Main Line and across the river from Manayunk



Great visibility with 17,354 Vehicles Per Day passing the property



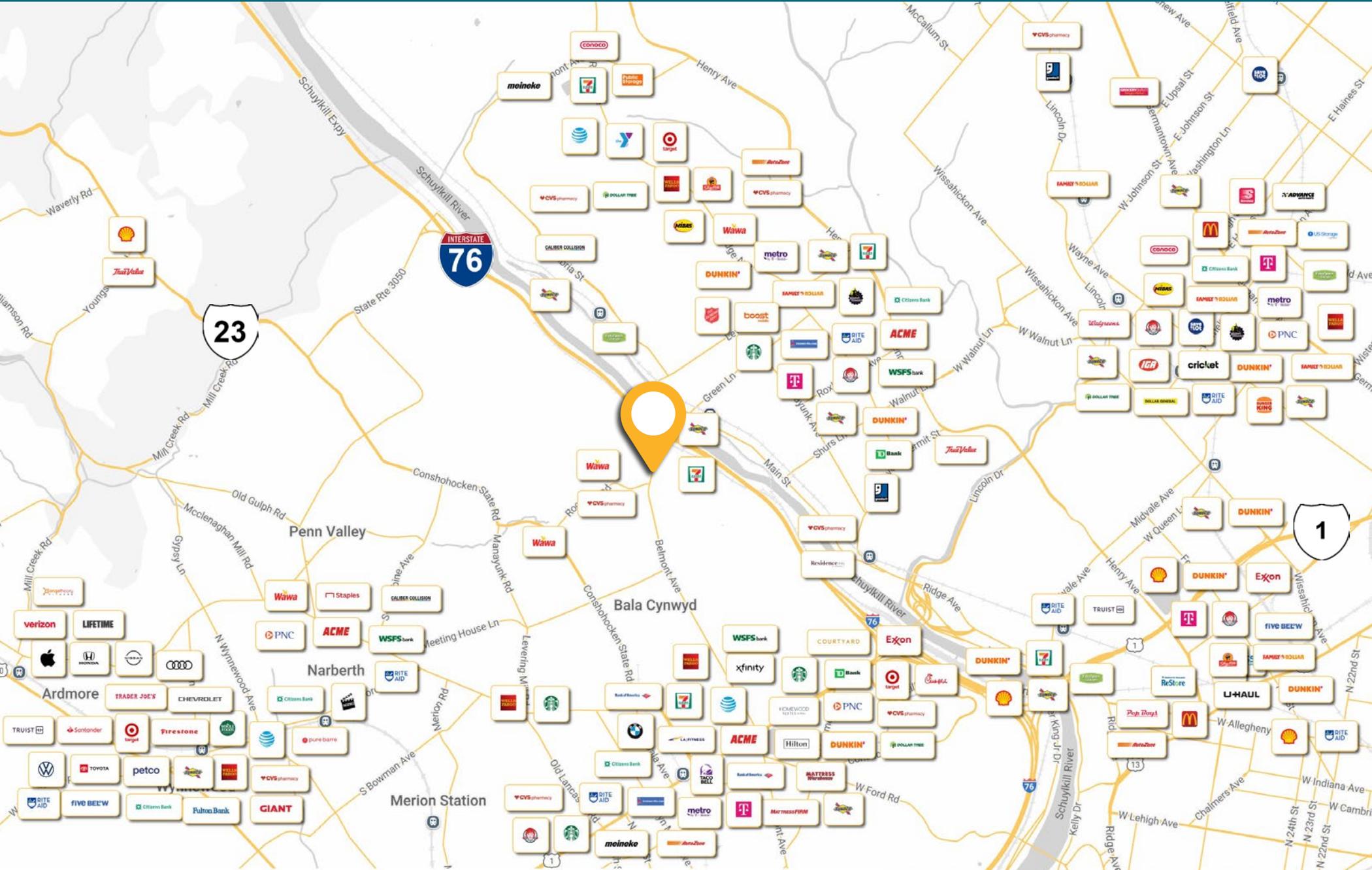
Asking Price: \$975,000.00



ADDITIONAL IMAGES

# LOCATION OVERVIEW

## 168 OLD BELMONT AVENUE



# PROPERTY ZONING



## ROCK HILL ROAD DISTRICT

Rock Hill Road District (RHR) is a limited area designated to encourage medium-intensity, mixed use development that can act as an economically dynamic, attractive gateway to Lower Merion Township.

**TABLE 5.1. USES**

[AMENDED 4-19-2023 BY ORD. NO. 4267; 11-29-2023 BY ORD. NO. 4283; 4-17-2024 BY ORD. NO. 4289]

KEY: P = PERMITTED USE | R = REGULATED USE | C = CONDITIONAL USE | S = SPECIAL EXCEPTION

USES	RHR	OPEN AIR RETAIL	
<b>RESIDENTIAL</b>		<b>PLACE OF ASSEMBLY</b>	P
<b>SINGLE-FAMILY HOUSING (DETACHED)</b>		<b>RETAIL</b>	P
<b>DUPLEX/TWIN</b>		<b>SPECIALIZED RETAIL</b>	R
<b>QUAD</b>		<b>MIXED USE</b>	R
<b>ROW HOUSE</b>		<b>INSTITUTIONAL</b>	
<b>MULTIFAMILY (SMALL)</b>	R	<b>CEMETERY (NATURE PRESERVE)</b>	
<b>MULTIFAMILY (LARGE)</b>	R	<b>ENVIRONMENTAL (NATURE PRESERVE)</b>	
<b>MULTIFAMILY (LOW-INCOME)</b>		<b>RECREATION ESTABLISHMENT</b>	P
<b>LIVE-WORK</b>	P	<b>RELIGIOUS</b>	
<b>ALTERNATIVE HOUSING FOR THE ELDERLY</b>		<b>INSTITUTIONAL RESIDENTIAL</b>	
<b>SHARED RESIDENCE FOR THE ELDERLY OR DISABLED</b>		<b>COLLEGE/UNIVERSITY</b>	
<b>COMMUNITY RESIDENTIAL FACILITY</b>	P	<b>PRIVATE SCHOOL</b>	
<b>ADULT DAY-CARE</b>		<b>PUBLIC SCHOOL</b>	R
<b>LONG-TERM-CARE</b>	P	<b>CONTINUING-CARE FACILITY (CCF)</b>	
<b>TRAILER CAMP AND MOBILE HOMES</b>		<b>HOSPITAL</b>	
<b>LODGING</b>		<b>CIVIL SUPPORT</b>	
<b>BED-AND-BREAKFAST</b>		<b>INFRASTRUCTURE (COM. POWER, WATER)</b>	
<b>HOTEL</b>	P	<b>MUNICIPAL SERVICE</b>	P
<b>STUDENT HOUSING</b>		<b>PUBLIC PARKING</b>	P
<b>COMMERCIAL</b>		<b>SOLID WASTE</b>	
<b>ADULT ENTERTAINMENT</b>		<b>TRANSIT</b>	
<b>AUTO-RELATED SERVICES</b>	R	<b>INDUSTRIAL</b>	
<b>FOOD AND BEVERAGE</b>	R	<b>GENERAL INDUSTRIAL</b>	
<b>FEDERAL FIREARMS LICENSEE</b>	C	<b>STORAGE AND DISTRIBUTION</b>	
<b>HEALTH AND MEDICAL</b>	P	<b>AGRICULTURE</b>	
<b>DAY-CARE</b>	R	<b>GENERAL AGRICULTURE</b>	
<b>OFFICE</b>	P	<b>TILLING OF SOIL</b>	P

# PRIMARY CONTACT



## **DOUG KELLY**

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