

Property Summary



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the affluent Main Line! This well appointed 2-story office building, extensively renovated in 1998, sits in the coveted C-1 commercial zoning district in Tredyffrin Township. With its timeless appeal and strategic location, this property is an ideal choice for the discerning office building investor. Maximizing functionality and convenience, the building offers ample space for a wide variety of professional businesses, creating an adaptable environment to suit various business types. Don't miss out on the chance to secure a valuable asset in this thriving Berwyn community.

PROPERTY HIGHLIGHTS

- Approximately 975 SF leased
- 26 Parking Spaces
- Average 13,000+ Vehicles Per Day
- Highly Visible Road Signage
- Walkable to Daylesford Train Station
- Existing Office Furniture Negotiable

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	0.23 Acres
Building Size:	5,244 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	155	591	2,563
Total Population	422	1,629	6,745
Average HH Income	\$218,403	\$218,334	\$215,857

FRANK ENGLUND

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Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.

Additional Interior Photos



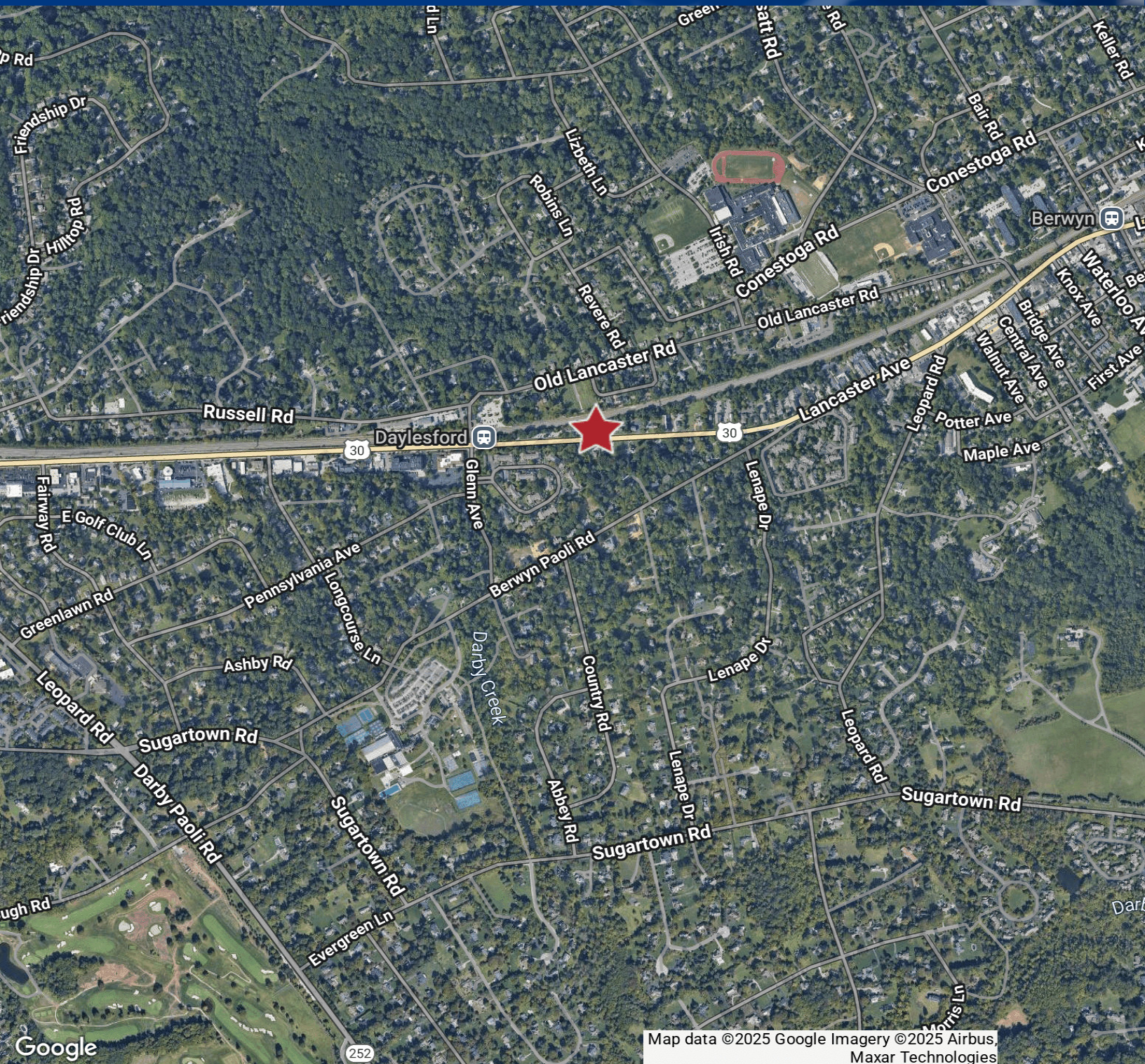
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Location Map



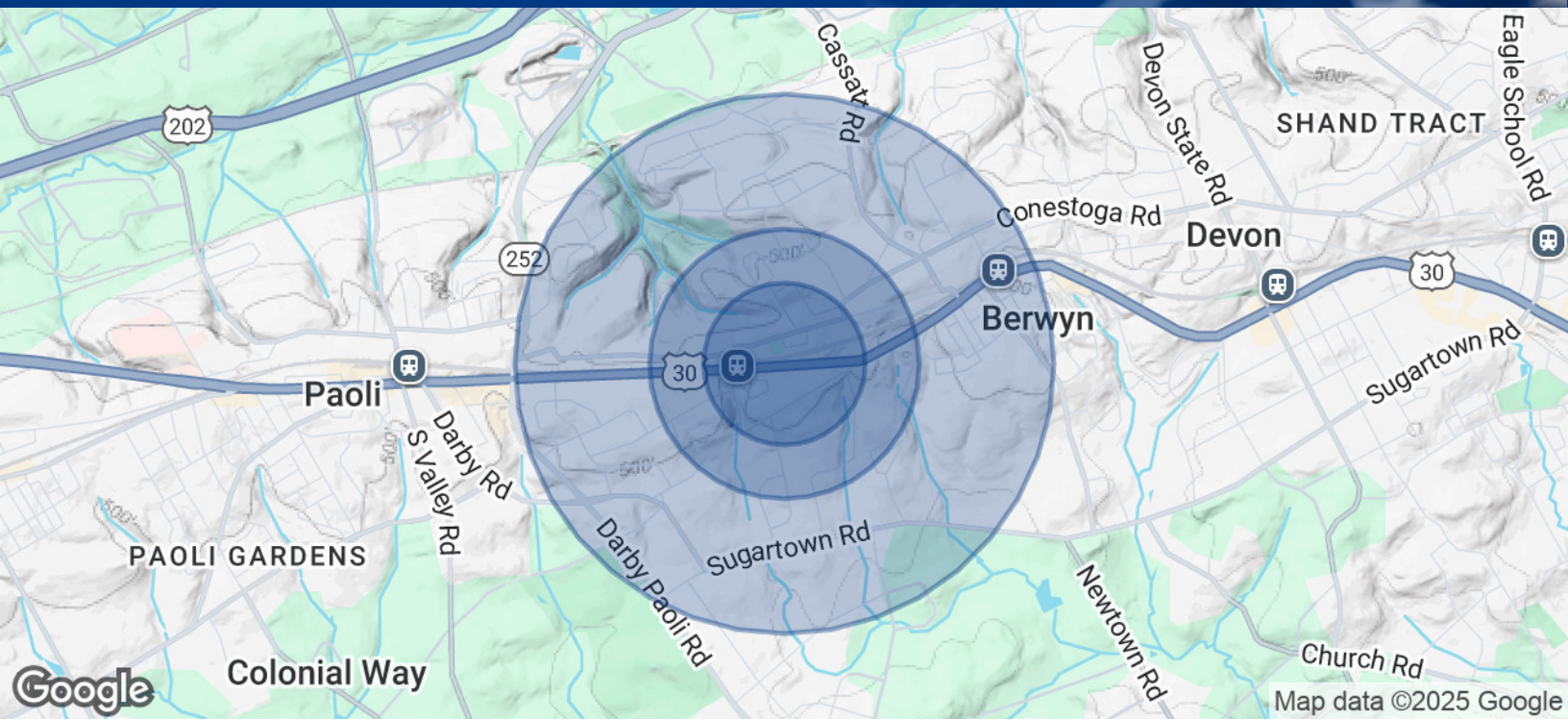
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COMMERCIAL REAL ESTATE

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	422	1,629	6,745
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	155	591	2,563
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$218,403	\$218,334	\$215,857
Average House Value	\$724,238	\$756,915	\$800,334

Demographics data derived from AlphaMap

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*Township of Tredyffrin, PA
Tuesday, October 14, 2025*

Chapter 208. Zoning

Article XVII. Commercial Districts

§ 208-60. Purpose statements.

- A. C-1 Commercial District. The C-1 Commercial District is intended to promote development of storefront space, and provide a mix of retail, personal service and office uses, primarily along the commercial corridors within the Township. As the district is typically in close proximity to residential neighborhoods, and provides goods and services to residents of the Township, the district standards encourage a traditional commercial character, distinguished by a pedestrian-friendly orientation and storefronts opening onto the public sidewalk, and serve as a buffer between residential development and major or secondary highways, or between residential development and nonresidential uses.
- B. C-2 Commercial District. The C-2 Commercial District is intended to provide for the needs of a wide range of larger highway-oriented business establishments located along major corridors within the Township. The district also includes modern, well-planned, integrated shopping center developments. The district encourages the establishment of commercial service districts that serve the residents of the Township as well as surrounding areas.

§ 208-61. Use regulations.

[Amended 12-7-2015 by Ord. No. HR-412; 2-20-2018 by Ord. No. HR-420; 5-18-2020 by Ord. No. HR-436; 1-18-2022 by Ord. No. HR-447; 5-21-2025 by Ord. No. HR-491]

- A. Only those uses listed in Table 61.1: Commercial District Uses as permitted, special exception, or conditional uses are allowed within the commercial districts. A "P" indicates that a use is permitted within that zoning district. An "SE" indicates that a use is a special exception use in that zoning district and must obtain a special exception approval. A "C" indicates that a use is a conditional use in that zoning district and must obtain a conditional use approval. No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not allowed within that zoning district.
- B. The following footnote applies to the table: Footnote 1: In the C-2 District, townhouse (single-family attached), duplex (two-family attached), and multifamily use on the ground floor of the apartment building. Dwellings are only permitted as part of an approved development plan that provides a permitted retail commercial use as the primary use in the ground floor along the road frontage of the development tract.

Table 61.1: Commercial District Uses		
Use	C-1	C-2
Age-qualified single-family detached dwelling (subject to § 208-65)	P	
Age-qualified single-family semidetached dwelling (twins)	P	

Table 61.1: Commercial District Uses		
Use	C-1	C-2
(subject to § 208-65)		
Amusement facility: outdoor		SE
Amusement facility: indoor	SE	P
Assisted-living facility		P
Automobile service station		P
Bank or other financial institution	P	P
Bed-and-breakfast	SE	SE
Business or private school	SE	SE
Club or lodge	P	P
Commercial greenhouse or nursery		SE
Day care	P	P
Dwelling: multi-use development ¹		P
Fraternity or sorority house	P	P
Governmental or public utility use	SE	SE
Hotel		SE
Health club	P	P
Manufacturer's representative or catalog ordering establishment	P	
Medical/dental office	P	P
Mortuary	SE	SE
Office	P	P
Outdoor seating	P	P
Park	P	P
Parking lot (principal use of lot)	SE	SE
Parking structure (principal use of lot)	P	P
Personal service establishment	P	P
Publishing, job printing or similar establishment		P
Radio or television station/studio		P
Retail store	P	P
Restaurant	P	P
Short-term rental (as part of a dwelling in a multiuse development)		SE
Veterinary clinic	SE	SE

Table 61.1: Commercial District Uses		
Use	C-1	C-2
Wholesale establishment		SE