

335 E Main Street/ 33 E 3rd Avenue  
Collegeville, PA

Retail/Medical for Lease  
Commercial/Apartments  
for Sale



**John Lieberman**

610.225.0901

[johnlieberman@liebermanearley.com](mailto:johnlieberman@liebermanearley.com)

[www.liebermanearley.com](http://www.liebermanearley.com) | 610-688-4300

**Phil Earley, CCIM**

610.225.0900

[philearley@liebermanearley.com](mailto:philearley@liebermanearley.com)

***LIEBERMAN EARLEY & COMPANY***

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087



335 E Main Street/ 33 E 3rd Avenue  
Collegeville, PA



## Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

***LIEBERMAN EARLEY & COMPANY***

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

# EXECUTIVE SUMMARY

335 E Main Street/33 E 3rd Avenue  
Collegeville, PA

## BUILDING DESCRIPTION:

Located in the heart of the Collegeville Borough's downtown district, this building includes 2,400 +/- SF of commercial space, along with 3 apartments and one carriage house, all fully tenanted. A value added opportunity, abundant parking is available directly behind the building.

## LOCATION:

Vibrant walkable community with unique shops, restaurants, breweries, parks, and Ursinus College. A close distance to King of Prussia, Route 422, and Route 29.

## PROPERTY SIZE:

**Main Building:** Commercial space 2,400 ± SF and 3 Apartments 2,400± SF  
**Carriage House in Rear:** 1,513 ± SF

## UTILITIES:

Public Gas, Water, and Sewer

## ZONING:

MSC-Main Street Commercial District

## 1ST FLOOR RENTAL RATE:

\$22.00/SF + Gas/Electric/Janitorial



**SALE PRICE:**  
**\$1,850,000**



**PROJECTED NOI:**  
**\$90,000**



# PROPERTY DETAILS

## 335 E Main St.

Total Acres	0.16
Total Building SF:	4,800 Commercial: +/- 2,400 Apartments: +/- 2,400
Apartment 1:	1 Bedroom, 1 Bathroom
Apartment 2:	2 Bedrooms, 1 Bathroom
Apartment 3:	1 Bedroom, 1 Bathroom
Property Taxes:	\$11,587 (est.)
HVAC:	Gas Heat, Central Air

## 33 E 3rd Ave.

Total Acres	0.35
House SF:	1,531
Bedrooms:	3
Bathrooms:	1
Carriage House Style:	Cape Cod
Features:	Fireplace
Property Taxes:	\$5,487 (est.)
HVAC:	Gas Heat, Central Air



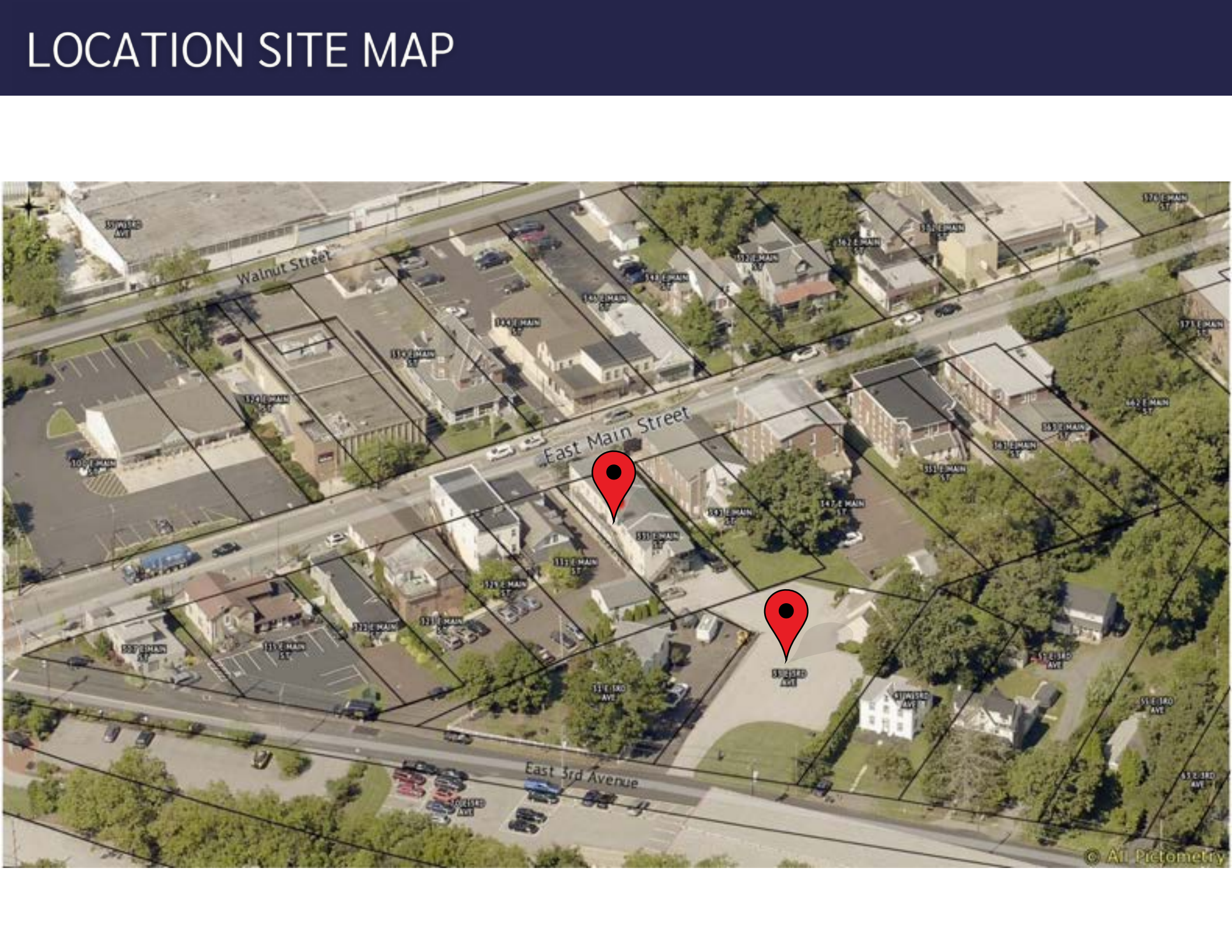
**SALE PRICE:**  
**\$1,850,000**



**PROJECTED NOI:**  
**\$90,000**

# LOCATION SITE MAP

This aerial map shows a city block with several streets. Walnut Street runs horizontally across the top. East Main Street runs diagonally from the top left to the bottom right. East 3rd Avenue runs horizontally across the bottom. Numerous smaller streets are labeled, including 100 E MAIN ST, 101 E MAIN ST, 102 E MAIN ST, 103 E MAIN ST, 104 E MAIN ST, 105 E MAIN ST, 106 E MAIN ST, 107 E MAIN ST, 108 E MAIN ST, 109 E MAIN ST, 110 E MAIN ST, 111 E MAIN ST, 112 E MAIN ST, 113 E MAIN ST, 114 E MAIN ST, 115 E MAIN ST, 116 E MAIN ST, 117 E MAIN ST, 118 E MAIN ST, 119 E MAIN ST, 120 E MAIN ST, 121 E MAIN ST, 122 E MAIN ST, 123 E MAIN ST, 124 E MAIN ST, 125 E MAIN ST, 126 E MAIN ST, 127 E MAIN ST, 128 E MAIN ST, 129 E MAIN ST, 130 E MAIN ST, 131 E MAIN ST, 132 E MAIN ST, 133 E MAIN ST, 134 E MAIN ST, 135 E MAIN ST, 136 E MAIN ST, 137 E MAIN ST, 138 E MAIN ST, 139 E MAIN ST, 140 E MAIN ST, 141 E MAIN ST, 142 E MAIN ST, 143 E MAIN ST, 144 E MAIN ST, 145 E MAIN ST, 146 E MAIN ST, 147 E MAIN ST, 148 E MAIN ST, 149 E MAIN ST, 150 E MAIN ST, 151 E MAIN ST, 152 E MAIN ST, 153 E MAIN ST, 154 E MAIN ST, 155 E MAIN ST, 156 E MAIN ST, 157 E MAIN ST, 158 E MAIN ST, 159 E MAIN ST, 160 E MAIN ST, 161 E MAIN ST, 162 E MAIN ST, 163 E MAIN ST, 164 E MAIN ST, 165 E MAIN ST, 166 E MAIN ST, 167 E MAIN ST, 168 E MAIN ST, 169 E MAIN ST, 170 E MAIN ST, 171 E MAIN ST, 172 E MAIN ST, 173 E MAIN ST, 174 E MAIN ST, 175 E MAIN ST, 176 E MAIN ST, 177 E MAIN ST, 178 E MAIN ST, 179 E MAIN ST, 180 E MAIN ST, 181 E MAIN ST, 182 E MAIN ST, 183 E MAIN ST, 184 E MAIN ST, 185 E MAIN ST, 186 E MAIN ST, 187 E MAIN ST, 188 E MAIN ST, 189 E MAIN ST, 190 E MAIN ST, 191 E MAIN ST, 192 E MAIN ST, 193 E MAIN ST, 194 E MAIN ST, 195 E MAIN ST, 196 E MAIN ST, 197 E MAIN ST, 198 E MAIN ST, 199 E MAIN ST, 200 E MAIN ST. Two red location pins are placed on the map: one on East Main Street near the intersection with Walnut Street, and another on East 3rd Avenue near the intersection with East Main Street. The map also shows various buildings, parking lots, and green spaces.

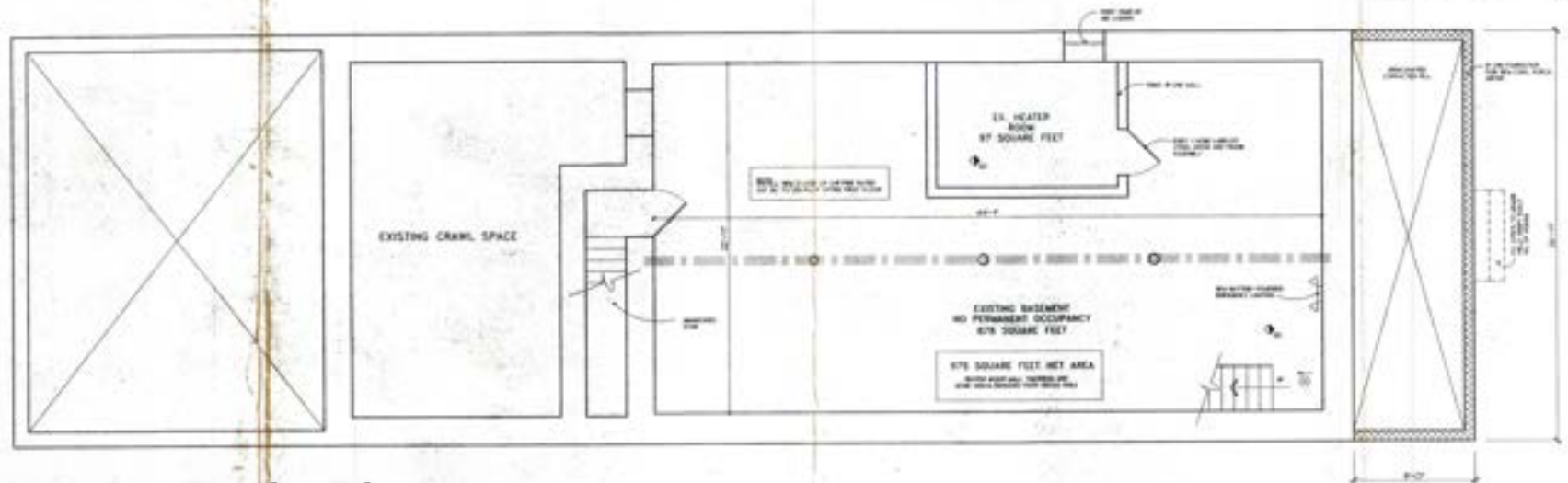
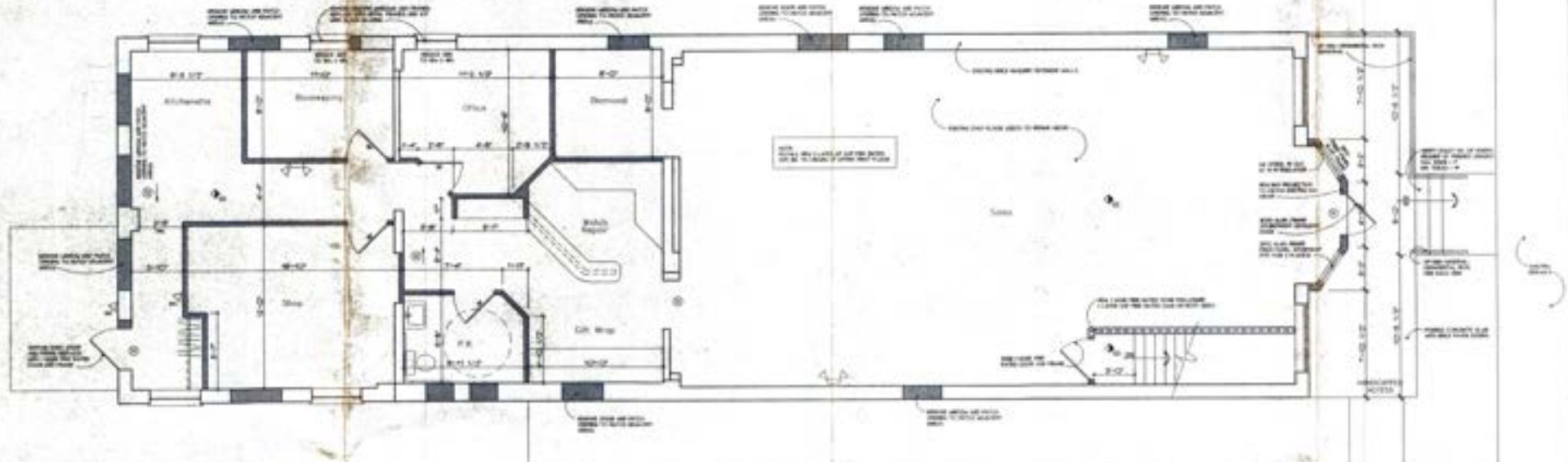




# LOCATION SITE MAP



# FLOOR PLANS - RETAIL/MEDICAL/PROFESSIONAL SPACE



Note: Not As-Built Plans

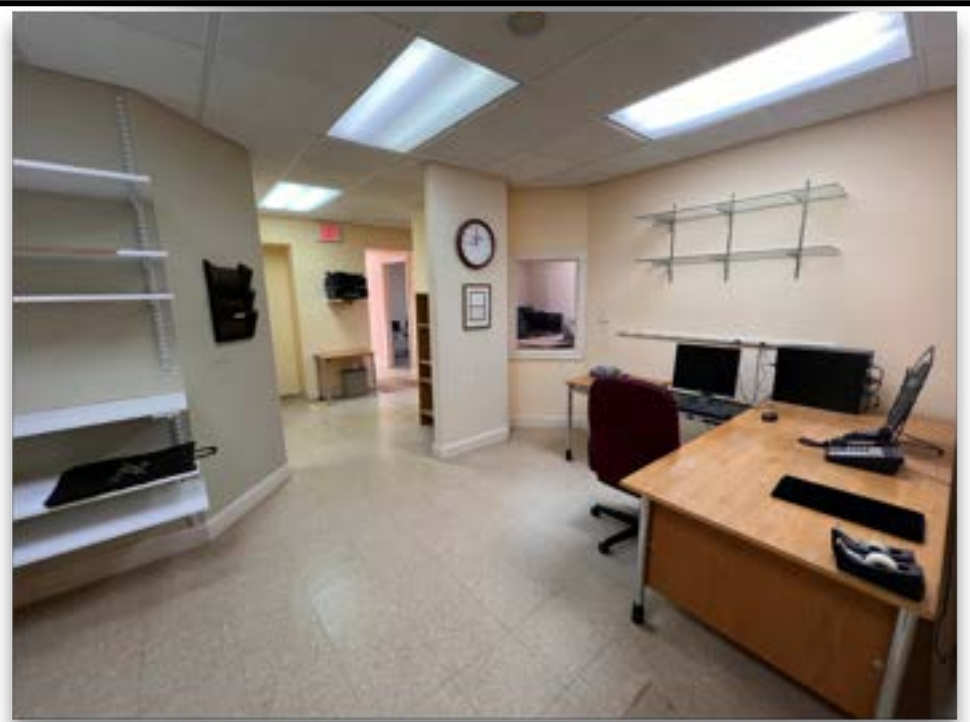


# FLOOR PLANS - APARTMENTS





# RETAIL/MEDICAL/PROFESSIONAL SPACE PHOTOS





# APARTMENTS PHOTOS





# APARTMENTS/HOUSE PHOTOS



# ZONING DETAILS

Borough of Collegeville, PA  
Thursday, April 27, 2023

## Chapter 680. Zoning

### Article XVIII. MSC Main Street Commercial District

#### § 680-133. Declaration of legislative intent.

In expansion of the declaration of legislative intent and the statement of community objectives contained in Article I, the specific intent of this district is to:

- A. Preserve the traditional late 19th and early 20th century character of Main Street.
- B. To allow for new buildings or additions that reflect the existing architecture of the street.
- C. To allow for a mix of use at a scale and intensity found along a small-town Pennsylvania Main Street.
- D. Prohibit uses that are more appropriate in the Borough's other commercial districts.

#### § 680-134. Permitted uses

[Amended 3-7-2007 by Ord. No. 526]

The following uses are permitted by right on any lot in the MSC District:

- A. Retail store for sale of dry goods, variety merchandise, books and stationary, clothing, food, beverages, flowers and plants, furnishings or other household supplies, antiques, consignment or secondhand thrift shop, and/or similar goods.
- B. Retail stores for sales and repair of jewelry, clocks, optical goods, cameras, household items, electronic equipment, scientific and professional instruments, and/or similar goods.
- C. Restaurants, retail bakery, confectionery or ice cream shop, other places serving food and beverages (excluding drive-through windows).
- D. Personal service shop, including but not limited to barber shops, hairdresser, shoe repair, tailor, dry cleaner (dropoff service only), and/or similar uses.
- E. Business or professional office.



# ZONING DETAILS

## § 680-134. Permitted uses

[Amended 3-7-2007 by Ord. No. 526]

The following uses are permitted by right on any lot in the MSC District:

- F. Studio for photography, dance, art, etc.
- G. Art gallery.
- H. Bed-and-breakfast home or inn, pursuant to **§ 680-47** of this chapter.
- I. Apartments, provided that they are above a nonresidential use.
- J. Residential conversion, pursuant to **§ 680-44** of this chapter.
- K. Accessory uses.
- L. Pedestrian pickup windows.
- M. Outdoor dining, food service or merchandise sales, provided it does not block the legal right-of-way of any sidewalk.
- N. Single-family detached dwelling or semidetached dwelling (twin) pursuant to the appropriate regulations of **§ 680-95** of this chapter.
- O. An apartment may be used as a student home subject to the following provisions:
  - 1. Shall be located above a nonresidential use.
  - 2. Shall be located in a parcel with frontage on an arterial road.
  - 3. Shall have a floor area of at least 400 square feet for each resident.
  - 4. Shall have no more than three residents per student home.
  - 5. In mixed-use structures, no more than two apartments may be used for student homes.
  - 6. Must register their use as a student home in conformity with **§ 680-71** of this chapter.

# ZONING DETAILS

## § 680-135. Special exceptions.

[[Amended 3-7-2007 by Ord. No. 526]

The following uses are permitted by special exception, pursuant to **§ 680-20** of this chapter:

- A. Rooming house, pursuant to **§ 680-44**.
- B. Student homes are permitted when authorized as a special exception subject to the following provisions and the provisions of **§ 680-71**:
  - 1. Shall be located in an existing SFD or twin.
  - 2. Shall have no more than three residents per student home.
  - 3. Shall have a floor area of at least 1,500 square feet, exclusive of basements, garages, and accessory buildings

## § 680-136. Prohibited uses.

The following uses are not permitted in the MSC District:

- A. Fast food restaurants.
- B. Drive-through window.
- C. Gas station, auto repair, or body shop or gasoline sales of any kind
- D. Drive-in use.
- E. Car wash.



# ZONING DETAILS

## § 680-137. Dimensional regulations.

[Amended 7-12-2006 by Ord. No. 519]

The following regulations shall apply to all buildings in the MSC District.

### A. Yard requirements.

1. Front yard: for existing buildings, the setback in place when this chapter was adopted shall be used. Additions shall only be permitted to the rear or side of an existing building. For any new structure, the setback of the nearest adjacent building fronting Main Street shall be used. If a conflict arises over which is the nearest adjacent building, then the setback of the building closest to Main Street shall be used.
2. Side yard: 10 feet.
3. Rear yard: 25 feet.

### B. Coverage requirements.

1. Maximum building coverage: 70%.
2. Impervious coverage: 85%.

### C. Height.

1. (1) Maximum building height: 35 feet.

### D. Maximum building footprint of commercial buildings:

1. For a single use: 10,000 square feet.
2. For all uses on site: 15,000 square feet.

## § 680-138. Conditional uses.

Any new construction of a building, which is considered a land development by Act 247 and is not a de minimis land development, as defined by the Borough's Subdivision and Land Development Ordinance, shall be only permitted as a conditional use when authorized by Borough Council subject to **§ 680-55** of this chapter and the standards set forth in **§ 680-139** of this article, unless the construction meets the requirements of **§ 680-140** of this article.

# ZONING DETAILS

## § 680-139. Conditional use standards.

The following shall apply to all conditional uses:

- A. Any new structure shall be designed to be compatible with the pre-1950 buildings found along Main Street. Building materials traditionally found along Main Street shall be used and design motifs such as pitched roofs, sash windows, and varied facades with bays and porches are required.
- B. All conditional uses must have their primary facade oriented toward Main Street.
- C. Borough Council may require design changes or modifications to address safety issues upon the advice of the Borough Engineer.

## § 680-140. Building replacement provisions.

When a principal building is destroyed owing to a fire, natural disaster, or other acts of God or is razed because of a structural instability not caused by neglect or lack of maintenance, the owner is allowed by right to replace the building, provided the following standards are satisfied:

- A. The new structure must be built within the existing building footprint for the front and side yards. Rear extensions are permitted provided they conform to the dimensional standards in **§ 680-137** for rear yards, and where applicable, side yards.
- B. Any facade that faces a public street must be constructed of building materials typically found along Main Street. It shall also be similar to the scale, bulk and massing, fenestration, and overall character of the demolished structure. An exact replica is not required but rather design details commonly found along the Main Street corridor shall be used.
- C. Borough Council may require design changes or modifications to ensure the building's design is harmonious with the existing buildings along Main Street.



# ZONING DETAILS

## § 680-141. Parking lot and loading areas.

The following shall apply to all uses with parking lot and loading areas:

- A. Parking shall be to the rear of the principal building or in the side yard, behind the building's front setback line
- B. Access drives to Main Street are only permitted when the applicant can demonstrate that no other alternative is possible.
- C. When an applicant believes that their parking needs are less than those required by § 680-73 of this chapter, they may petition Borough Council to reduce the requirements up to 50%. When considering this petition, Council may consult with the Borough Planning Commission, Engineer, and staff.
- D. Any use or property that is within 250 feet of a publicly owned parking lot is exempted from the parking requirements of § 680-73 of this chapter.