

FOR SALE - 188 W. Ridge Pike, Royersford

Turnkey School or Daycare on 2.65 acres



SALE: ~~\$899,000.00~~ Just Reduced \$849,000.00

Two buildings on 2.65 serene acres

High visibility on Ridge Pike

Zoned Main Street District (Limerick Twp.)

2,795 s/f 3-story main building w/ partial basement and attic

936 s/f 1-story ranch style building

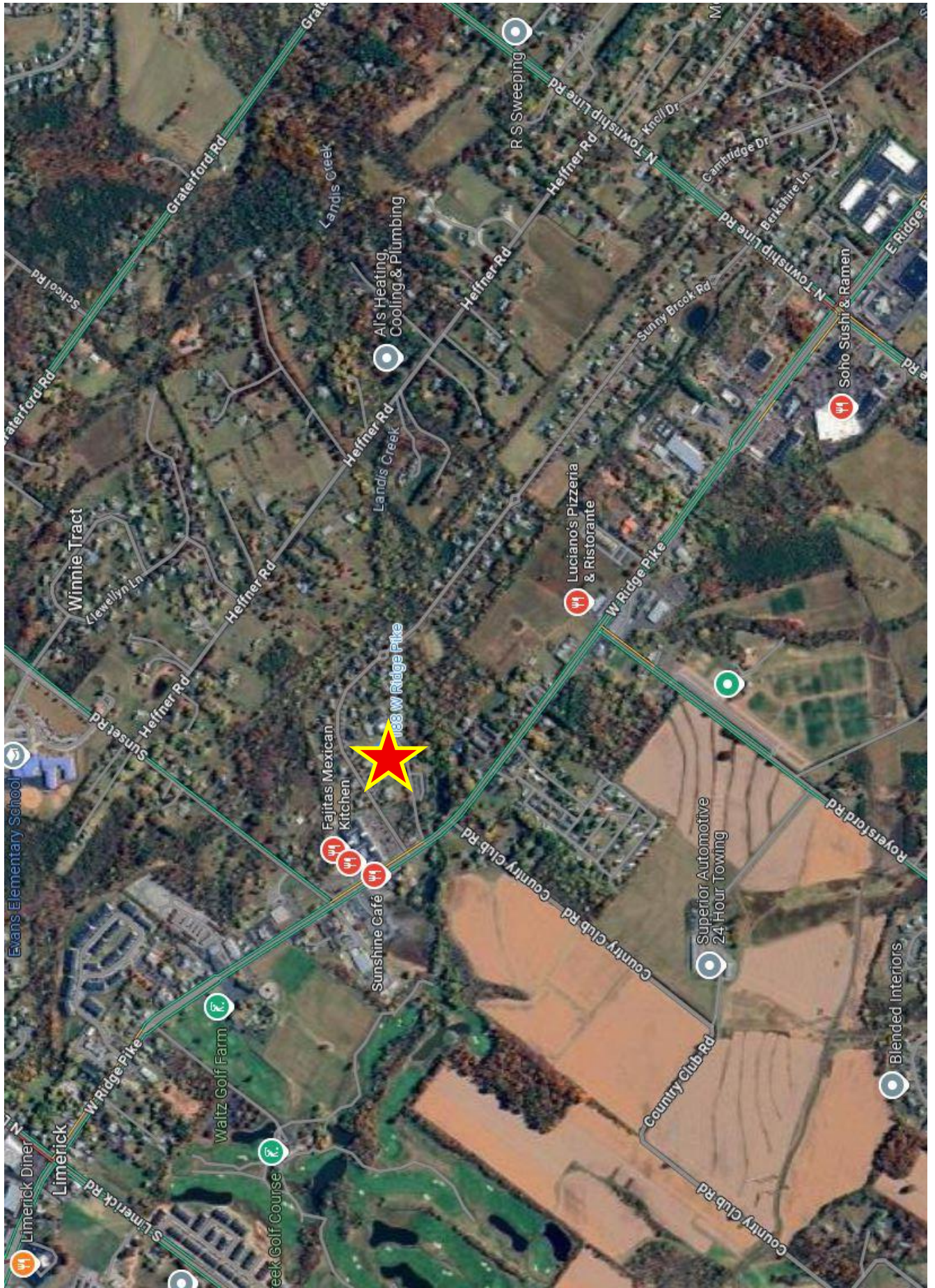
18 space parking lot, taxes: \$10,126 per year, built in 1988

<https://www.youtube.com/watch?v=xrcVWFNC7Yc&t=8s> -Link to virtual Tour

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J.M. BASILE & ASSOCIATES, INC.
COMMERCIAL & INDUSTRIAL REALTORS





Property Description

The subject property consists of a 115,434 square foot lot (2.65 Acres), which is served by private well water and a private sand mound, twin tank septic system. The building improvements are two separate free-standing wood sided commercially zoned buildings, built in 1988. The main building is three-floors with partial basement and attic. The total square footage of the building is approximately 2,795 square feet not including the un-finished basement or attic. The ranch style cottage building is single story is approximately 936 square feet for a total gross building area of 3,731 square feet.

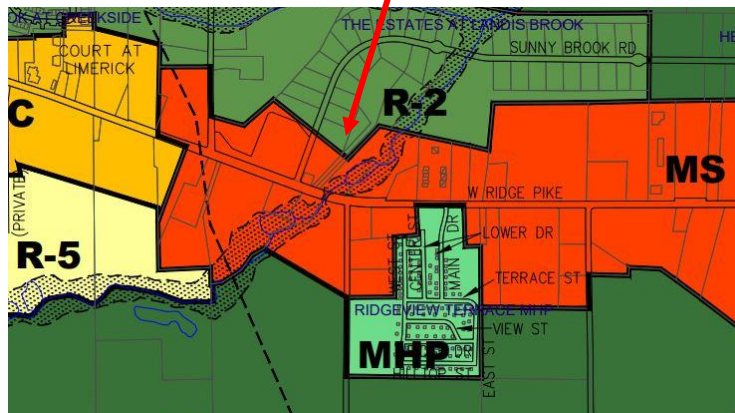
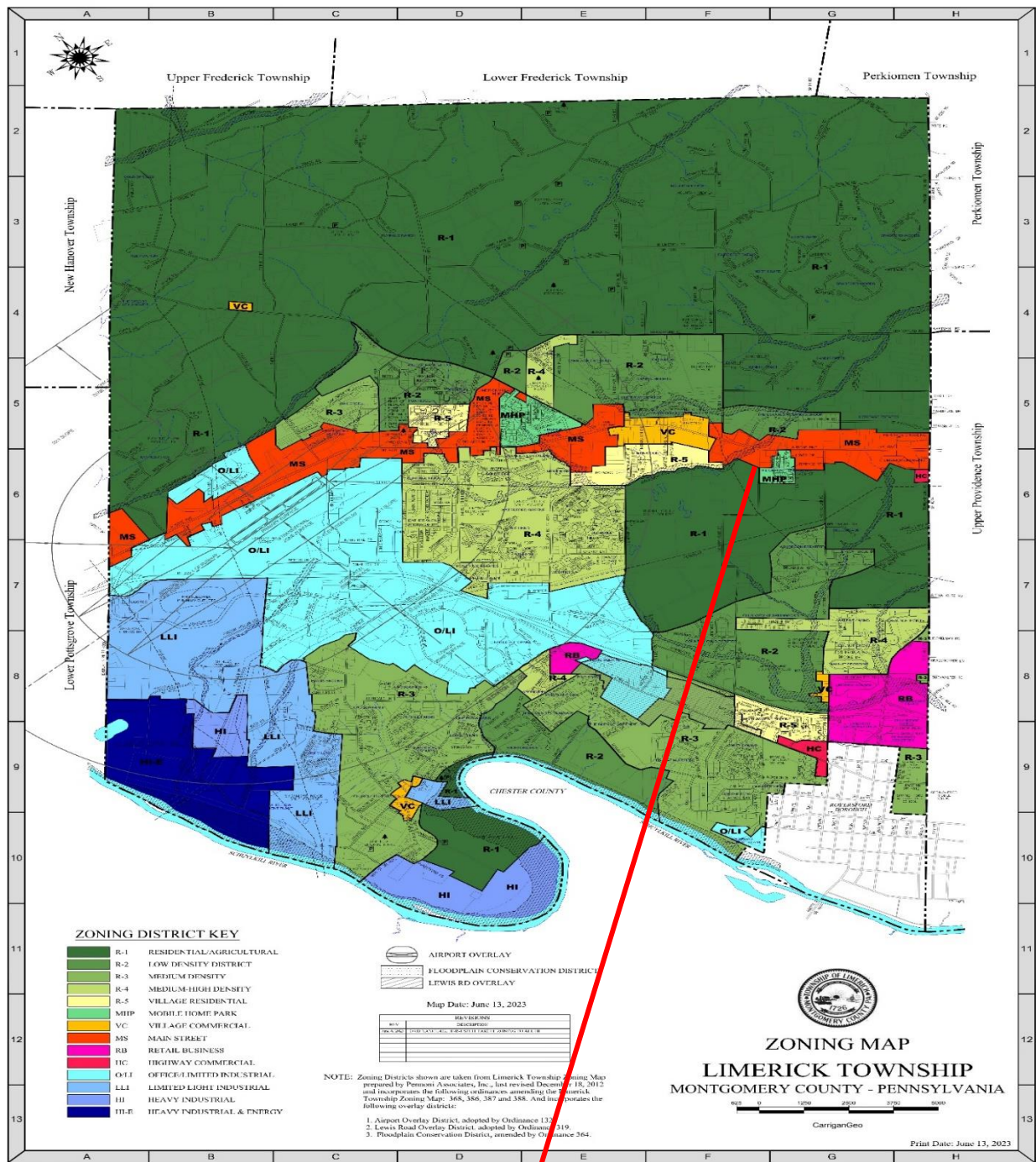
There are 18 parking spaces. The property is currently being used as the location of Valley Forge Kinder House Montessori School.

Tax ID:	370003904001 / Block: 055 / Unit: 004
Annual Taxes:	\$10,126.00
Size (sq ft):	2,795 (main bldg.) & 936 (cottage bldg.) = 3,731 S/F Total
Year Built:	1988
Lot Size:	115,434 sq ft, 2.65 Acres
Parking:	Off Street Parking Lot for 18 vehicles
Zoning:	MS Main Street District
Utilities:	Private water and onsite septic, PECO Electric
Construction:	Wood siding over wood framing and block foundation
HVAC:	Electric hot air furnace w/ central air conditioning, electric hot water
Electric:	Three 200-amp electric services
Roof:	Asphalt shingle roof -6 years old on main bldg.

- The office can be used as an apartment. It is separately metered. The bathroom can be converted back into a full bath by combining with the bathroom in the Kinder Kamer room.
- AMI Recognition yearly. Submit for renewal electronically every year, in person every 3 years.
- Lighthouse - To be restored by the historical society. Not owned by VFKH, owned by neighbors.
- Utilities - electric heat Total utilities, heat, A/C, approx. \$6.5k
- Roofs - Big building 10 years, small building (likely needs to be addressed)
- In Business for 48 years. Diane 43 years. VFKH.org

Zoning

The property is zoned MS Main Street District. (Township of Limerick, PA.)
The Land Use is 4257 Comm: Day Care Cntr.



§ 184-229. Intent.

It is the specific intent of this article to:

- A. Create a consistent zoning district along the Ridge Pike corridor.
- B. Encourage mixed-use commercial such as retail, office and other compatible uses that will help to create a vital mixed-use district along the length of the corridor.
- C. Encourage a high level of architectural detail, aesthetically pleasing signage and functional site design through the utilization of design guidelines.
- D. Encourage cross-access easements, shared driveways and the creation of service roads between parcels to minimize the number of driveways onto Ridge Pike in order to enhance safety and provide more efficient and economical access and parking.
- E. Encourage shared parking between compatible uses on the same lot or on adjacent lots.
- F. Encourage the development of Ridge Pike as a complete street that safely accommodates bus, automobile, bicycle and pedestrian transportation modes.

§ 184-230. Permitted uses.

- A. One or more of the following principal uses allowed by right:
 - (1) Home occupation in accordance with § 184-72.
 - (2) No-impact home-based business, as defined, and subject to the provisions of the definition of "no-impact home-based business" in § 184-10.
 - (3) Retail sales. This use does not include the sale of gasoline or the sale, repair or servicing of vehicles, such as automobiles, trucks, motorcycles, farm equipment, boats, motorized and nonmotorized recreational vehicles, trailers, construction equipment and related accessories and attachments, mobile homes, or other vehicles.
 - (4) Retail garden center.
 - (5) Bank.
 - (6) Restaurant/tavern/cafe.
 - (7) Drive-through restaurant in accordance with § 184-76.3.
 - (8) Hotel or motel.
 - (9) Personal services.
 - (10) Professional and business offices.
 - (11) Cultural use.
 - (12) Health services. This use excludes outpatient care facilities with a gross floor area greater than 1,500 square feet unless this use is part of an outpatient surgical center with

a minimum gross floor area of 50,000 square feet.

- (13) Health care facility. This use excludes outpatient clinics or dispensaries with a gross floor area greater than 1,500 square feet unless this use is part of a hospital with a minimum gross floor area of 100,000 square feet.
- (14) Indoor commercial recreation. This use excludes outdoor commercial recreation.
- (15) Day care in accordance with § 184-73.
- (16) Undertaking or funeral establishment.
- (17) Small appliance or electronics repair.
 - (a) This use shall be totally contained indoors.
 - (b) This use shall not include the repair and/or servicing of vehicles or tools powered by an internal combustion engine.
- (18) Rental of goods, merchandise and equipment. This use shall be totally contained indoors.
- (19) Conversion, as defined. Residential conversions shall be subject to the provisions of § 184-70.
- (20) Municipal/government.
- (21) Educational use.
- (22) Place of worship.
- (23) Fire/ambulance station.
- (24) Open space.
- (25) Clubs, lodges, fraternal organizations.
- (26) Public utilities facility. [Amended 4-22-2014 by Ord. No. 347]
- (27) Veterinarians, not including animal boarding facilities or kennels, § 184-75 does not apply.
- (28) Agriculture.
- (29) Bed-and-breakfasts in accordance with § 184-74.
- (30) Customary accessory uses to permitted uses.

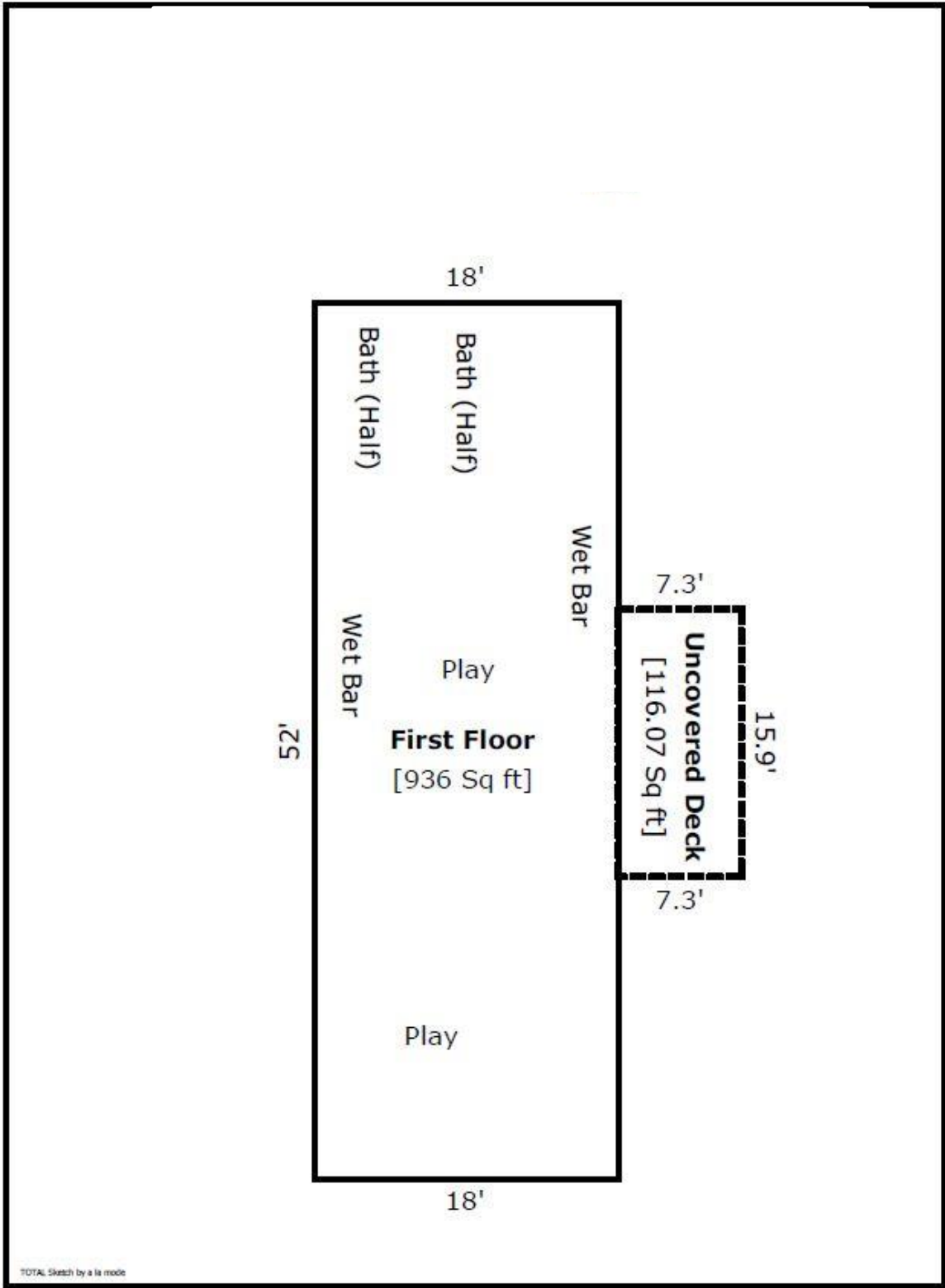
§ 184-231. Conditional uses.

- A. One or more of the following uses are permitted by conditional use, provided that all standards in this chapter for conditional uses are met, as well as the standards required in this section.

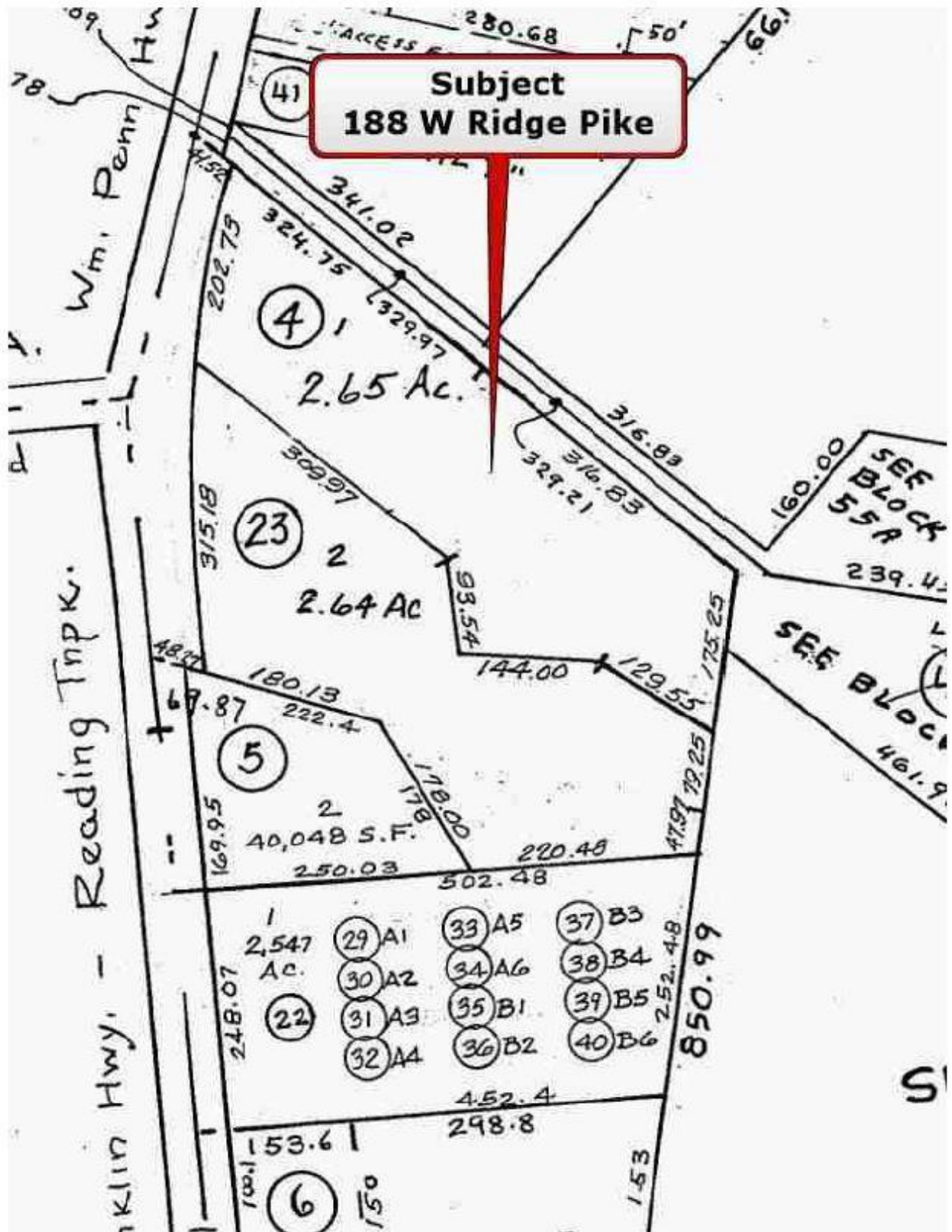


TOTAL Sketch by a la mode

Building 2



Tax Map



Arial



Limerick Township is a township in Montgomery County, Pennsylvania, United States.

History

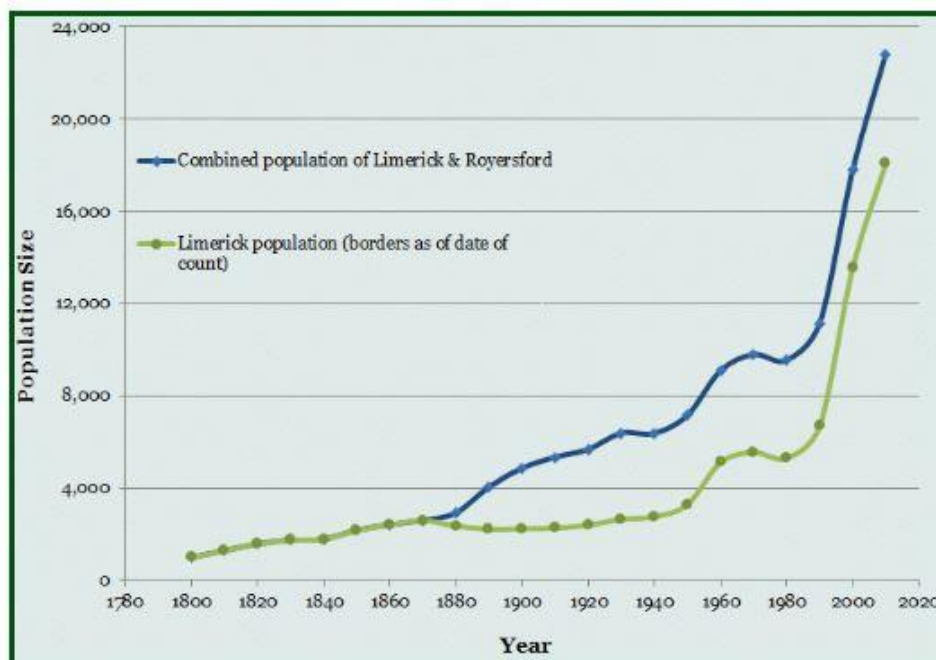
The township was named for the hometown of early settler William Evans, whose family arrived in the area from Limerick, Ireland in 1698. The township is mentioned in Philadelphia court records in the 1710s, but formal proceedings recording the township's boundaries were not entered until March Sessions 1726. Royersford was created from its southeastern corner in 1879. Limerick Township is a member of the Spring-Ford Area School District. The township grew from a 1990 population of 6,600 to 18,074 as of the 2010 census. On July 27, 1994, a deadly tornado struck parts of Limerick Township, killing an infant and her parents. The most severely affected area was the Hamlet housing development.

The William and Mordecai Evans House and Isaac Hunsberger House are listed on the National Register of Historic Places.^[3] John McClellan Hood, father of U.S. Army surveyor Washington Hood, built Hood Mansion in 1834. The estate has been abandoned since 2008 and is under threat of demolition for development.^[4]

Geography

According to the United States Census Bureau, the township has a total area of 22.8 square miles (59.0 km²), of which 22.6 square miles (58.5 km²) is land and 0.2 square mile (0.5 km²) (0.92%) is water. The Limerick Nuclear Power Plant is located within its borders, along with Heritage Field Airport. The township is drained by the Schuylkill River, which separates it from Chester County. Its villages include Barlow Heights, Limerick, Linfield, and Neiffer.

Limerick Township is 34 miles (55 km) northwest of Center City, Philadelphia.^[5] The climate is hot-summer humid continental and average monthly temperatures in the village of Limerick range from 30.3 °F in January to 74.8 °F in July. [1] The hardiness zones are 6b and 7a.



A Personal Introduction to Our Organization

Joseph M. Basile (1936-2017), founder of J.M. Basile & Associates, Inc., had over six decades of experience in Real Estate. He began as an Apartment Manager in the early 1960's, managing the 1000 Unit Cedarbrook Hill Apartment Complex in Wyncote, followed by management of The Gypsy Lane Condominium Complex on Lincoln Drive, and as vice-president and General Manager of the 28-story octagon shaped apartment building on the Parkway at Eighteenth Street in Philadelphia, then known as The Plaza. He went on to become a vice-president, and eventually a Partner with Tornetta Realty Corp., of Plymouth Meeting. He leased or sold in excess of Five Million square feet of Commercial, Office and Industrial Real Estate. He was on the Board of Directors of the Philadelphia Home Builders Association, the Junior Baseball Federation, Central Montgomery County Association of Realtors, St. Mary's Home for Children in Ambler and The Salvation Army.

Suzanne L. Basile, Broker and President, was licensed in 1986 and began her career as a Residential Salesperson with Tornetta Realty Corp., where her grandfather, Joseph Tornetta, was Founder and President. She holds the prestigious C.C.I.M. Designation (Certified Commercial Investment Member). Less than 3% of the 80,000 Commercial/Industrial Real Estate professionals in the Country have attained this designation. She also earned the G.R.I. Designation (Graduate Realtors Institute), and the C.R.S. Designation (Certified Residential Specialist). Sue has served as Vice President and on the Board of Directors of the King of Prussia Chamber of Commerce, where she was honored with their "Excellence in Community Service" award, has served on the Montgomery County Youth Aid Panel and is Past President and serves on the Board of Directors for the King of Prussia Rotary Club where she became the first woman President of the Club.

Dennis McGlinchey, Office Manager is the newest member of our firm. His responsibilities include all company financial matters and administration. Dennis brings over twenty years' experience in office management, accounting and analytics to the firm.

J. M. Basile & Associates, Inc., Commercial & Industrial Realtors serving the Greater Chester, Delaware, and Montgomery County areas, is strategically located in King of Prussia. We are experienced professionals, locally oriented and knowledgeable, specializing in sales, leasing, and management of Office Buildings, Industrial, and Commercial Properties. Efficient and aggressive with a reputation of being result-oriented. The Basile firm takes pride in the satisfaction of their diverse clientele, providing the highest degree of service, professionalism and knowledge of the Real Estate Industry, and of the communities served.

The firm holds corporate and/or individual memberships in the National and State Associations of REALTORS®, Tri-State Commercial & Industrial Real Estate Association (Charter Members), Central Montgomery County Association of Realtors, King of Prussia Chamber of Commerce, Montgomery County Chamber of Commerce, Chester County Development Council, Montgomery County Industrial Development Corporation, Pennsylvania State Landlord's Association, Chester County Commercial, Industrial & Investment Council, Institute of Real Estate Management, Realtors National Marketing Institute, the King of Prussia Rotary Club and the Delaware Valley Family Business Center.

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- * Strive to maintain the highest professional and ethical standards.
- * Render quality service consistent with our philosophy of total client satisfaction.
- * Encourage and retain business relationships through principles of fairness and honesty.
- * Be mindful that a satisfied client represents repeat business and our future.
- * Give generously of time, talent, and resources for the good of the community.
- * Take pride in the services we provide to Business and Industry.
- * Be reliable, responsive and committed to our clientele.
- * Comply with the Rules and Regulations promulgated by National, State and Local Realtor Associations.

Certified Commercial Investment Members

(CCIMs) exemplify the real estate industry's highest professional and ethical standards. Recognized for an expertise of commercial - investment real estate, CCIMs are second to none in relation to their knowledge of and service to their respective marketplaces throughout North America.

Real Estate Strategists

Certified Commercial Investment Members are well positioned within the total real estate spectrum. They're real estate strategists with years of specialized education and market experience with which to direct clientele through the complexities of the commercial - investment transaction. CCIMs are well versed in proven real estate methods and, through a preeminent curriculum, have achieved a mastery of one or more real estate disciplines, including:

- asset management
- brokerage
- consulting
- development
- financial analysis
- investment counseling
- leasing
- market and property analysis
- marketing
- negotiation
- property management
- sale-leasebacks
- site selection
- syndications
- tax-deferred exchanges
- taxation laws
- valuation

Certified Commercial Investment Members are an invaluable resource to the real estate investor and to the commercial user. For the real

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The CCIM membership network mirrors the increasingly changing nature of the industry and includes brokers, leasing professionals, asset managers, investment counselors, commercial lenders, mortgage bankers, institutional investors, appraisers, developers, property managers, corporate real estate executives, accountants, attorneys, and financial planners--all part of an elite corps of commercial real estate and allied professionals responsive to the dictates of a rapidly changing market.

National, regional and local forums allow CCIMs to stay in touch with the pulse of the market across the country or across town, while marketing sessions afford the opportunity to present and market client properties through the CCIM network.

Certified Commercial Investment Members are in more marketplaces in North America--twelve CCIM regions representing 1,000 markets--than all major real estate companies combined. Through this membership network, CCIMs effectively direct local, national, and international cooperative transactions. In fact, CCIMs successfully complete approximately 60,000

transactions annually, representing over \$27 billion.

"CCIMs -- a special cadre that have been superbly trained, completed a rigorous program and demonstrated competence on a formidable battery of examinations."

-Gaylon Greer, Ph.D.

The New Dow Jones-Irwin Guide to Real Estate Investing

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Of the estimated 125,000 commercial real estate practitioners nationwide, only 7,500 hold the CCIM designation, which reflects not only the calibre of the program, but why it is one of the most coveted and respected designations in the industry.

Real Estate Excellence

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record. All are components of
the CCIM network of real estate
excellence.

J.M. BASILE & ASSOCIATES, INC.

COMMERCIAL & INDUSTRIAL REALTORS

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