



FORMER MANOR PARK ELEMENTARY SCHOOL

50 PENN AVENUE
MORRISVILLE, PA 19067

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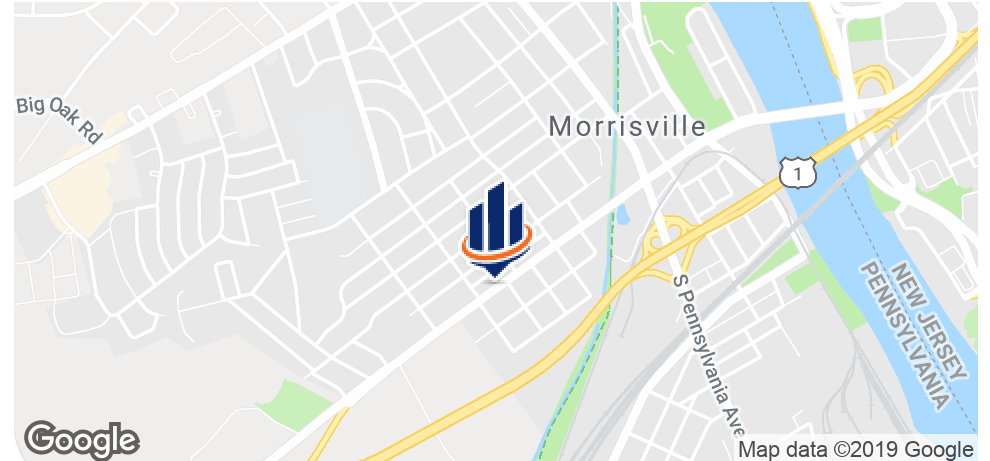
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- CS1-Community Service Zoning

1 PROPERTY INFORMATION

Property Summary



OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	1.68 Acres
Year Built:	1975
Building Size:	14,560 SF
Zoning:	CS-1 -community service
Market:	Philadelphia
Submarket:	Lower Bucks County
Price / SF:	\$51.51

PROPERTY OVERVIEW

Exceptional and rare redevelopment opportunity. Available for immediate sale is the former Manor Park elementary school located in Morrisville Borough, PA. The site is comprised of a free standing building former educational facility measuring approximately 14,560 situated upon a 1.68 ± acre parcel of ground. Present allocation includes various classrooms, all purpose room, several restrooms, a kitchen area and two faculty areas. Prominent presence with school grounds, adequate parking and outside playground area. The property rests in a densely populated residential area, with easy access to all major roads, New Jersey and Philadelphia.

LOCATION OVERVIEW

Located on at the intersection of E. Cleveland Avenue and Penn Avenue, just beyond district court 07-1-18 located in Morrisville Borough, Bucks County, Suburban Philadelphia Market. The site is situated 0.3 miles from US-1, 0.6 miles from the Trenton, NJ / Morrisville, PA Toll Bridge, 0.8 miles from NJ RT-29, and 2.5 miles of Rt.13. Close to public transportation. Convenient access to Philadelphia and New Jersey.

Property Details

SALE PRICE

\$750,000

LOCATION INFORMATION

Building Name	Former Manor Park Elementary School
Street Address	50 Penn Avenue
City, State, Zip	Morrisville, PA 19067
County/Township	Bucks/Morrisville Boro
Market	Philadelphia
Submarket	Lower Bucks County
Cross Streets	East Cleveland Avenue
Nearest Highway	US-1
Nearest Airport	TTN-Trenton Mercer Airport [7 Mi.], PHL-Philadelphia International Airport [40 Mi.]

BUILDING INFORMATION

Building Size	14,560 SF
Framing	Concrete Block
Roof	Build up and metal
Walls	Painted block and drywall
Ceilings	Acoustic paneling
Floor Coverings	Ceramic tile, resilient tile, and carpet
Foundation	Concrete

PROPERTY DETAILS

Property Type	Institutional/Special Purpose
Property Subtype	School
Zoning	CS-1 -community service
Lot Size	1.68 Acres
APN#	24-012-077
Submarket	Lower Bucks County
Lot Frontage	210
Lot Depth	349.55
Corner Property	Yes

UTILITIES & AMENITIES

Restrooms	8
Utilities Description	Public utilities on site.

Complete Highlights

SALE HIGHLIGHTS

- Rare redevelopment opportunity
- Former elementary school facility
- 14,560 SF building
- 1.68 acre level parcel
- Excellent quality of construction
- High adaptive reuse potential
- Close proximity to major highways and routes
- Close proximity to New Jersey



2 LOCATION INFORMATION

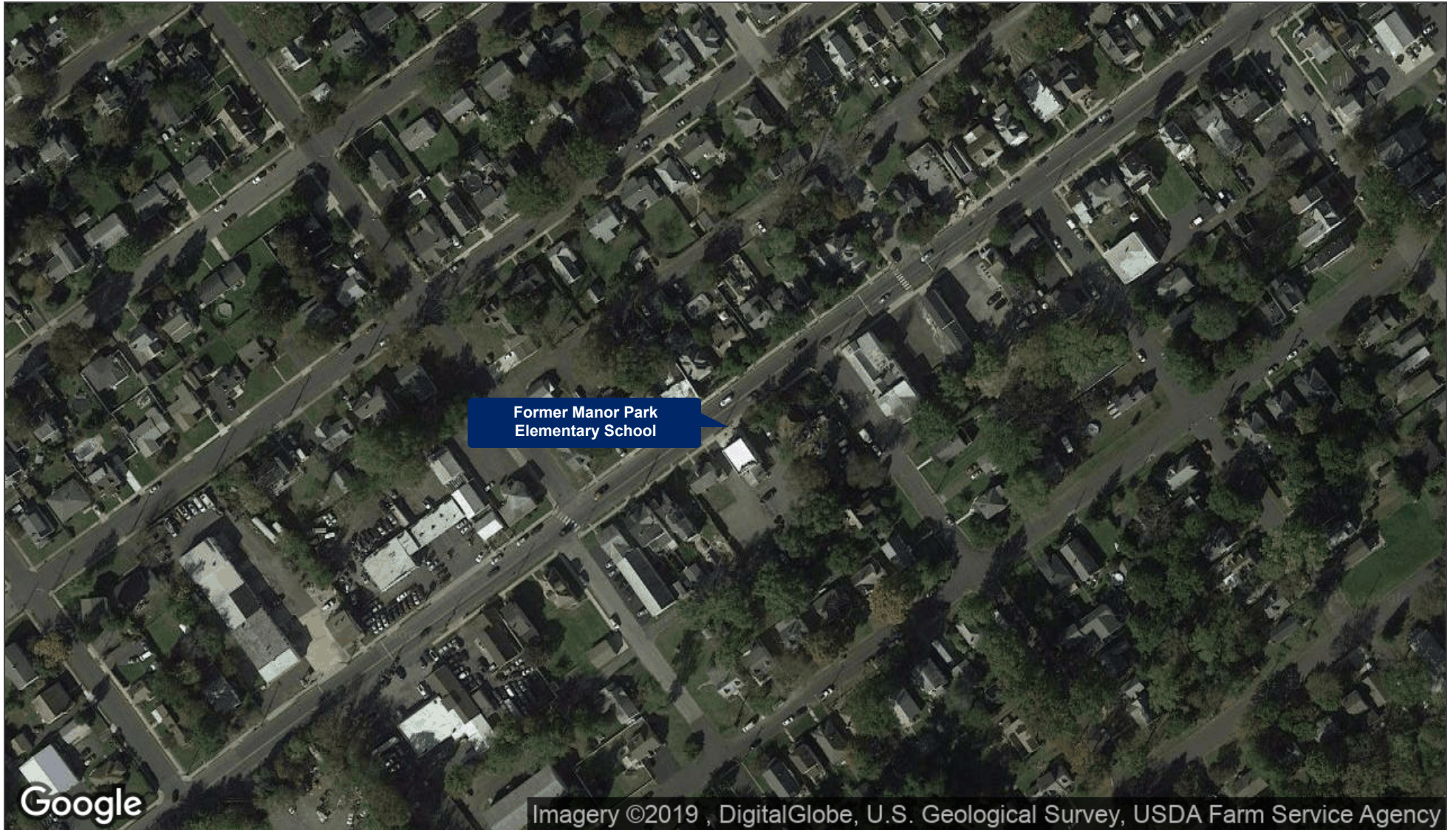
Regional Map



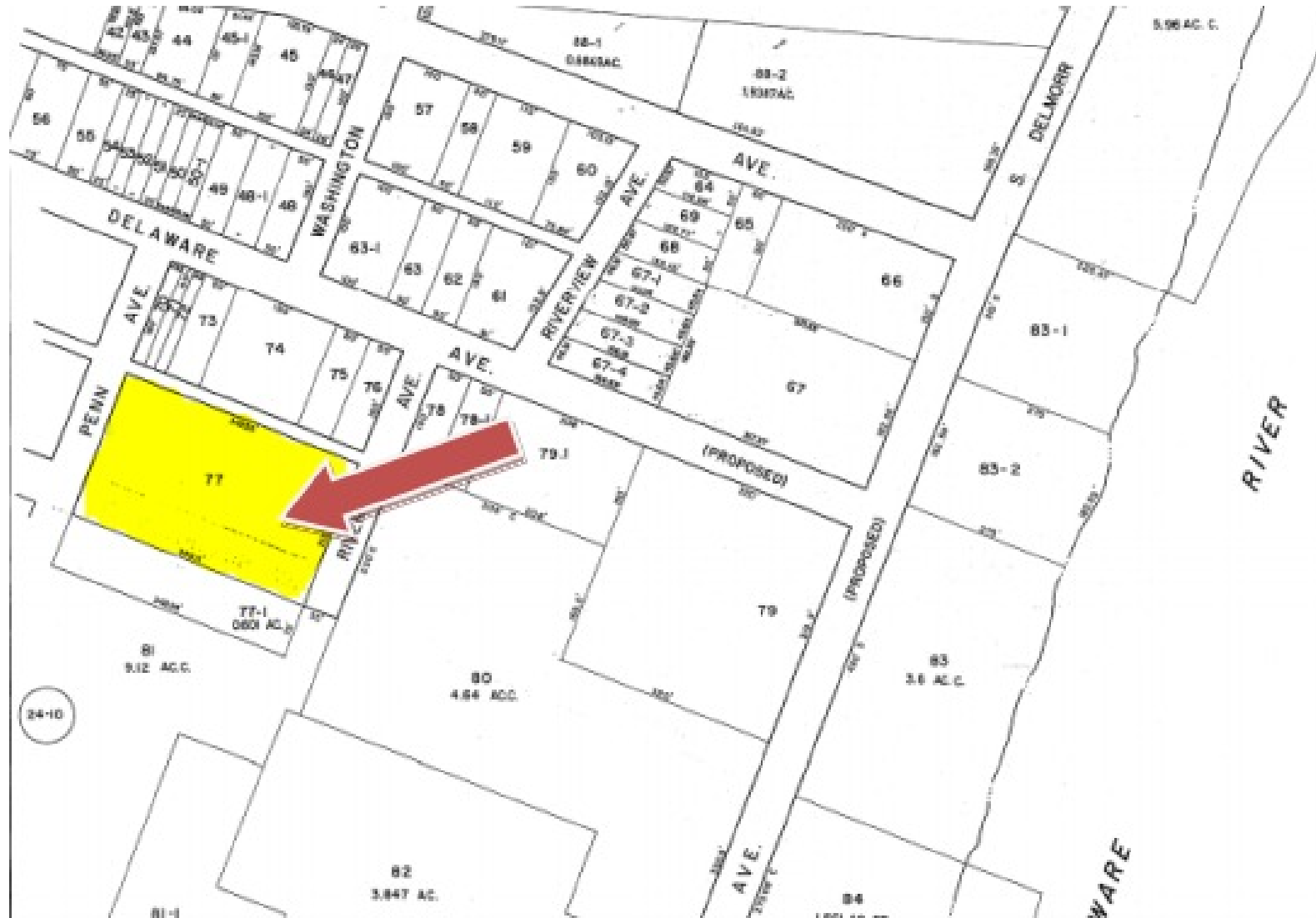
Location Maps



Aerial Map

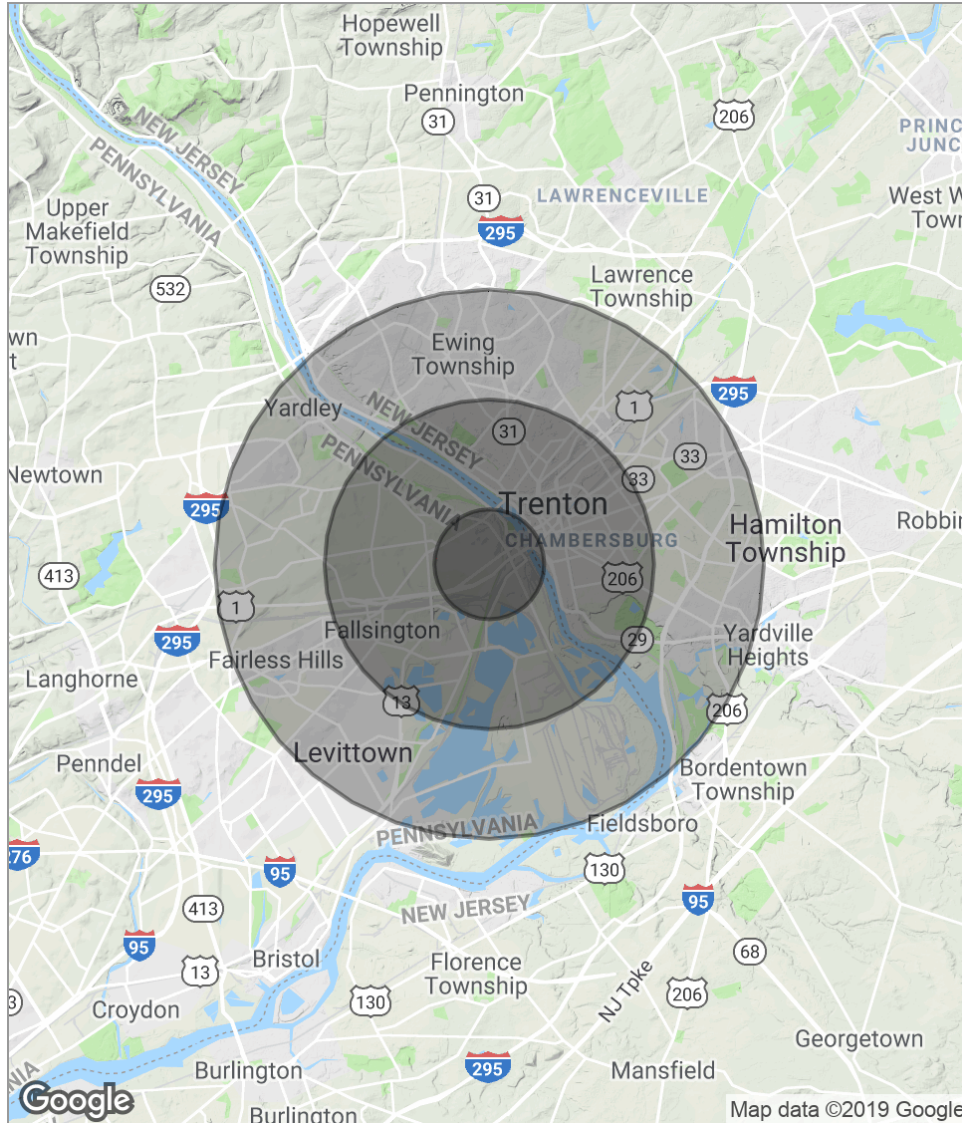


Tax Parcel Map



3 DEMOGRAPHICS

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,075	135,734	253,550
Median age	38.3	33.8	35.7
Median age (Male)	36.0	32.8	34.4
Median age (Female)	39.2	34.4	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,326	46,697	90,014
# of persons per HH	2.6	2.9	2.8
Average HH income	\$51,220	\$54,681	\$65,155
Average house value	\$204,064	\$218,615	\$254,683

* Demographic data derived from 2010 US Census



5 ZONING
INFORMATION

CS1-Community Service Zoning

465 Attachment 1

Borough of Morrisville

**Table 465-17
Table of Land Uses**

[Amended 6-17-2002 by Ord. No. 920; 11-18-2002 by Ord. No. 924; 10-18-2004 by Ord. No. 943; 10-17-2005 by Ord. No. 947; 11-21-2005 by Ord. No. 948; 11-20-2006 by Ord. No. 954; 5-21-2007 by Ord. No. 958; 6-19-2017 by Ord. No. 1016]

Land Use Category	Zoning Districts																
	R1	R2	R2A	R3	R4	C1	C2	C3	C4	CS1	CS2	I1	I2	LI	NPEH	P-1	RN
A. Residential Land Uses																	
1. Single-family detached dwelling	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	Y	Y
2. Cluster development	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N
3. Two-family detached dwelling o/u	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	Y
4. Duplex or twin dwelling s/s	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	Y
5. Performance development	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N
6. Garden apartment	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N
7. Midrise apartment	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N
8. Senior citizens housing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
9. Rooming house	N	N	N	N	SE	N	N	N	N	N	N	N	N	N	N	N	N
10. Dwelling combination w/commerc.	N	N	N	N	N	Y	SE	Y	Y	N	N	N	N	N	N	N	Y
11. Mobile home	N	N	N	SE	N	N	N	N	N	N	N	N	N	N	N	N	N
12. Farmstead	N	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	N	N
13. No-impact home-based business	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N
14. Bed-and-breakfast	N	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N
B. Institutional, Recreational and Educational Uses																	
1. Place of worship	N	Y	Y	Y	Y	N	Y	N	N	N	N	N	N	N	N	N	N
2. School, private or public	N	N	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	N	N	SE	N
3. School, trade or commercial	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	SE	N
4. Library or museum	N	N	N	N	N	SE	SE	SE	Y	Y	N	N	N	N	N	SE	Y
5. Community center, etc.	N	N	N	N	N	Y	Y	Y	Y	SE	N	N	N	N	N	SE	Y
6. Day nursery, etc.	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	N	N	Y	Y
7. Government sponsored recreation	N	N	N	N	N	N	N	N	N	Y	N	Y	N	Y	SE	N	Y
8. Recreation, private, nonprofit	N	N	N	N	N	N	N	N	N	N	N	SE	N	SE	SE	SE	Y
9. Private club or lodge, nonprofit	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	SE	N

MORRISVILLE CODE

Land Use Category	Zoning Districts																
	R1	R2	R2A	R3	R4	C1	C2	C3	C4	CS1	CS2	I1	I2	LI	NPEH	P-1	RN
10. Orphanage, nursing home, etc.	N	N	N	N	SE	N	N	N	N	N	N	N	N	N	Y	Y	N
11. Medical center	N	N	N	N	N	SE	SE	SE	SE	N	N	N	N	Y	N	Y	Y
12. Municipal admin. facil.	N	N	N	N	N	N	N	N	N	Y	N	Y	N	Y	N	N	SE
13. Municipal park	Y	Y	Y	Y	Y	N	N	N	Y	Y	N	N	N	N	N	N	Y
14. Natural land preserve	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	Y
15. Walking trail	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	N	N	N	Y
C. Office Land Use																	
1. Medical office	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	SE	Y	SE	Y	Y
2. Business office	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	Y	Y	N	Y	Y
D. Commercial Land Uses																	
1. Shopping center	N	N	N	N	N	Y	Y	N	Y	N	N	N	N	N	N	N	N
2. Retail shop	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	Y
3. Personal service	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	Y
4. Financial establishment	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	N	N	SE	Y
5. Restaurant	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	Y
6. Fast service eating establishment	N	N	N	N	N	Y	Y	N	Y	N	N	N	N	N	N	N	N
7. Drive-in eating establishment	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
8. Repair shop	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	N
9. Upholsterer and cabinet maker	N	N	N	N	N	Y	Y	Y	N	N	N	N	Y	N	N	N	N
10. Mortuary	N	N	SE	N	N	Y	Y	Y	N	N	N	N	Y	N	N	N	N
11. Motel, hotel or tourist home	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	N
12. Theater	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	N
13. Indoor entertainment and recreation	N	N	N	N	N	N	N	N	N	N	N	SE	N	SE	N	N	Y
13A. Game rooms, etc.	N	N	N	N	N	N	SE	N	N	N	N	N	N	N	N	N	N
14. Outdoor entertainment	N	N	N	N	N	N	N	N	N	N	N	N	N	SE	N	N	Y
15. Lumberyard	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N
16. Animal kennel	N	N	N	N	N	N	SE	N	N	N	N	SE	N	N	N	N	N
E. Automotive Service and Uses																	
1. Residential parking	N	N	N	Y	Y	Y	N	Y	Y	N	N	Y	Y	Y	Y	N	Y
2. Nonresidential parking	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	Y
3. Gas station	N	N	N	N	N	N	N	N	N	N	N	SE	N	SE	N	N	N
4. Vehicle sales, service	N	N	N	N	N	N	N	N	N	N	N	N	Y	SE	N	N	N
5. Auto accessory sales	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	SE	N	N	N
6. Repair shop – automotive	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N

ZONING

Land Use Category	Zoning Districts																
	R1	R2	R2A	R3	R4	C1	C2	C3	C4	CS1	CS2	I1	I2	LI	NPEH	P-1	RN
F. Utilities, Communications and Transportation																	
1. Elec. utility substation	N	N	N	N	N	N	Y	Y	N	SE	N	Y	Y	N	N	N	SE
2. Fire station	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	N
3. Hazardous fuels substation	N	N	N	N	N	N	N	N	N	N	N	SE	SE	N	N	N	N
4. Bus station	N	N	N	N	N	Y	Y	Y	N	N	N	Y	Y	Y	N	N	N
5. Comm. antenna, microwave	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SE
6. Municipal utilities	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	SE
7. Rail station	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
G. Industrial Land Uses																	
1. Wholesale business	N	N	N	N	N	Y	Y	Y	N	N	N	Y	N	Y	N	N	N
2. Warehousing	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N
3. General manufacturing	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N
4. Bulk storage yard	N	N	N	N	N	N	N	N	N	N	N	SE	N	SE	N	N	N
5. Research laboratory	N	N	N	N	N	N	N	N	N	N	N	SE	SE	SE	N	N	N
6. Contractor's office	N	N	N	N	N	N	N	SE	N	N	N	Y	Y	Y	N	N	N
7. Truck depot, rail term.	N	N	N	N	N	N	N	N	N	N	N	SE	N	N	N	N	N
8. Craftsman's shop	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N
9. Printing, publ., binding	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N
10. Adult entertainment establishment	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N
11. Electronic print., publ., binding	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N
12. Fireworks sales	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N
13. Flex space	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
14. Food processing facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
H. Accessory Uses																	
1. Home occupation	SE	SE	SE	SE	SE	Y	Y	Y	N	N	N	N	N	N	N	N	Y
2. Res. accessory uses	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	SE	N	Y
3. Fences, walls, landscaping, naturalizing, etc.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y
4. Nonres. off-street park	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y
5. Signs	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y
6. Acc. retail, off. uses	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	Y	N	Y
7. Temporary uses	N	N	N	N	N	SE	SE	SE	N	N	N	SE	SE	SE	SE	SE	N
8. Nonres. access. uses	N	N	N	N	N	SE	SE	SE	SE	N	N	SE	SE	SE	N	SE	N
9. Outside storage, display	N	N	N	N	N	Y	Y	Y	N	N	N	SE	N	SE	N	N	N
10. Travel trailers, boats	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	Y	N	Y	N	N	N



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