

OFFERING MEMORANDUM

700 PONT READING ROAD ARDMORE, PA



November 2022

Beacon
Commercial Real Estate, LLC

700 PONT READING ROAD | ARDMORE

Beacon Commercial Real Estate, LLC, as the exclusive broker, has been retained by Ownership to arrange for the sale of 700 Pont Reading Road, Ardmore PA, ("Property"), which had served as Ownership Headquarters since 2003. This property is well located in Ardmore PA in Haverford Township. Directly adjacent to the Main Line border with access to many walkable amenities including Septa's public transportation Belmont Station less than one block away.

The Property is being sold **AS IS**. The buyer will be responsible for all permits including but not limited to resale certificate, use and occupancy per code requirements to consummate settlement.

Currently there is a medical tenant on a month-to-month lease who occupies 1,750 SF which has been a tenant for +/- 7 years. Landlord has a termination option with 90 days' notice. The buyer has the right to negotiate directly with tenant once deposit funds are non-refundable and settlement date has been scheduled. Tenant pays \$2,814 per month + Utilities and Pro Rata share of all Common Area (\$33,768 Annually).

All Offers should include the following:

- Purchase price and approval process
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition



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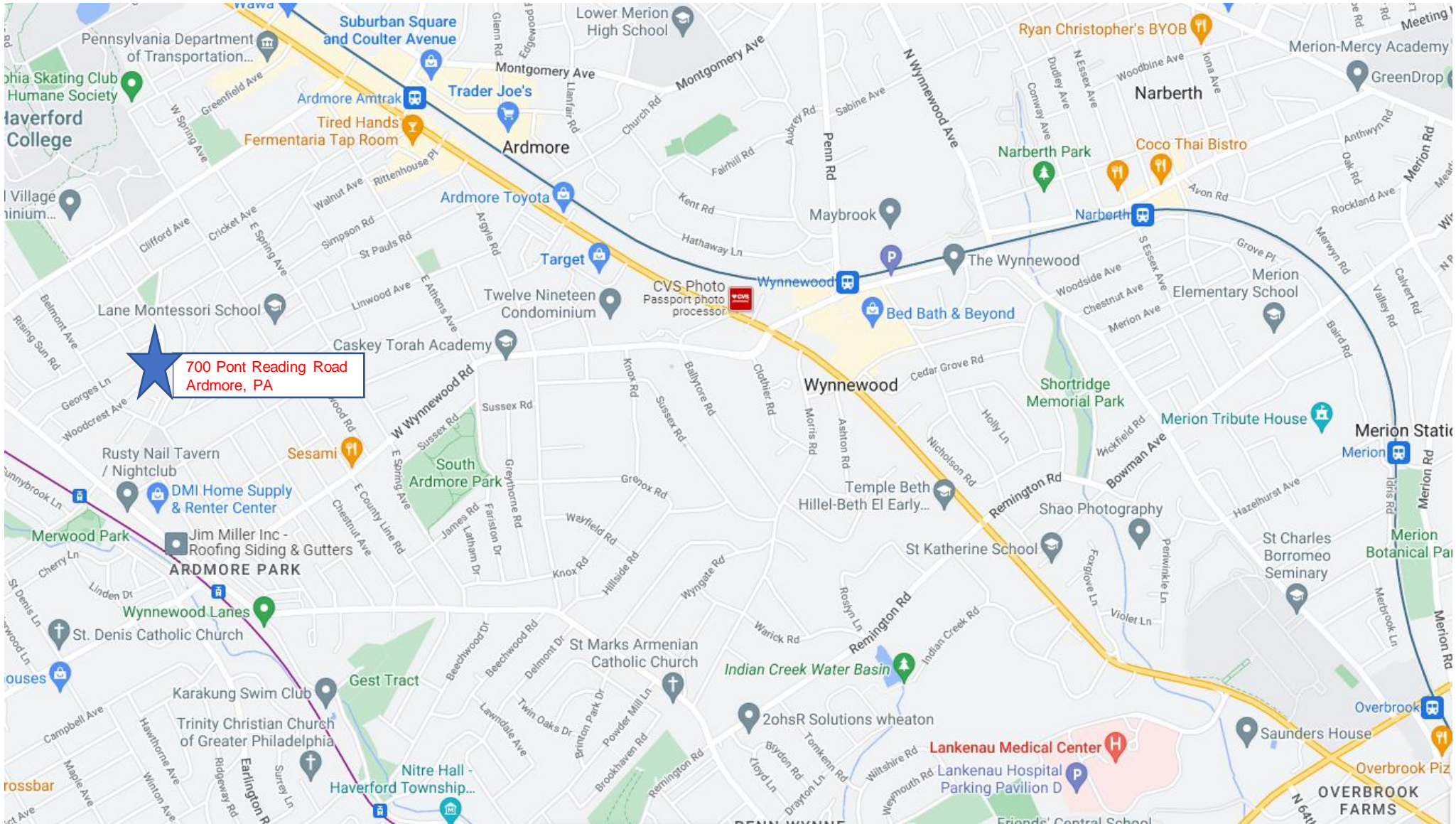
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PROPERTY OVERVIEW | 700 PONT READING ROAD | ARDMORE

Building Type	Single story, multi-tenanted office building
Year Built	1982
Total Building SF	5,600 (116 x 86 x 85 x 101)
Floors	2 – Second floor used as storage with roof access.
Parking	21 car parking
Land Acres	0.23 acres
Municipality	Haverford Township
County	Delaware
Zoning	R-6 Medium density residential district
Taxes	2022 - \$11,905.30
Public Transportation	SEPTA PRW & Belmont Avenue Station (Hathaway & Belmont Avenue) 1 block from property
Sale Price	\$1,695,000

LOCAL MAP | 700 PONT READING ROAD | ARDMORE



ZONING | 700 PONT READING ROAD | ARDMORE

§ 182-208. R-6 Medium-Density Residential Districts.

- A. Specific intent. It is the purpose of this section to limit residential development in this district to lots that will yield a maximum density of approximately eight to 14 dwelling units per acre. A variety of housing types are allowed, in addition to professional uses in conjunction with such structures. **[Amended 5-9-1977 by Ord. No. 1665]**
- B. Use regulations. **[Amended 5-9-1977 by Ord. No. 1665; 6-25-1979 by Ord. No. 1750; 9-30-1985 by Ord. No. 1934; 1-9-1996 by Ord. No. 2237; 12-8-2003 by Ord. No. 2400]**
- (1) Uses by right. In any R-6 District, land, buildings or premises shall be used by right for only one of the following:
- (a) Any use permitted in an R-1 District, subject to all the provisions and requirements of § 182-202B.
 - (b) Single-family semidetached dwellings.
- (2) Conditional uses. In any R-6 District, land, buildings or premises may be used for any of the following purpose(s) on the condition that the design and location of said proposal are approved by the Board of Commissioners acting upon recommendation of the Planning Commission and that said approval shall be based upon a review of the Township's Comprehensive Plan, the impact of the proposed development upon the surrounding neighborhood and that the plan complies with all design standards provided for by this chapter:
- (a) Two-family detached dwellings (duplex).
 - (b) Three-family (triplex) or single-family quadruplex dwellings, subject to the special provision of this section.
- (3) Uses by special exception. The installation and/or construction of satellite dishes, earth station satellites and television satellites shall be permitted when authorized as a special exception.
- C. Area and bulk regulations. The following regulations shall be observed: **[Amended 5-9-1977 by Ord. No. 1665; 12-13-1993 by Ord. No. 2189; 12-8-2003 by Ord. No. 2400]**
- (1) For single-family detached dwellings:
- (a) Lot size: 4,000 square feet minimum.

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- (b) Street frontage: 38 feet minimum.
 - (c) Lot width at building line: 48 feet minimum.
 - (d) Building coverage: 40% maximum.
 - (e) Front yard:
 - [1] Interior lot: 20 feet minimum.
 - [2] Corner lot: 20 feet minimum on one street and 12 feet minimum on the other street.
 - (f) Side yards:
 - [1] Residential use: 14 feet aggregate total, with a seven-foot minimum each.
 - [2] Uses by special exception: 15 feet minimum each.
 - (g) Rear yard: 25 feet minimum.
 - (h) Height: 35 feet maximum or three stories, subject to the provisions of § 182-705B.
 - (i) Impervious surface ratio: 65% maximum.
- (2) Single-family semidetached dwellings, two-family detached dwellings and uses by special exception:
- (a) Lot size per family:
 - [1] Single-family semidetached: 3,000 square feet minimum.
 - [2] Two-family detached: 4,000 square feet minimum.
 - (b) Street frontage:
 - [1] Single-family semidetached: 25 feet minimum.
 - [2] Two-family detached: 55 feet minimum.
 - (c) Lot width at building line:
 - [1] Single-family semidetached: 38 feet minimum.
 - [2] Two-family detached: 75 feet minimum.
 - (d) Building coverage: 45% maximum.
 - (e) Front yard:
 - [1] Interior lot: 20 feet minimum.

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[2] Corner lot: 20 feet minimum on one street and 12 feet minimum on the other street.

(f) Side yards:

[1] Single-family semidetached: 12 feet minimum.

[2] Two-family detached: 15 feet minimum each.

[3] Uses by special exception: 15 feet minimum each.

(g) Rear yard: 25 feet minimum.

(h) Height: 35 feet maximum or three stories, subject to the provisions of § 182-705B.

(i) Impervious surface ratio: 75% maximum.

(3) Triplex and quadruplex dwellings:

(a) Density: eight units per acre.

(b) Minimum tract size: two acres.

(c) Minimum tract street frontage: 200 feet.

(d) Minimum building setback from street, property line or other structure: 30 feet.

(e) Building coverage and impervious surface ratio:

[1] Building coverage: 25% maximum.

[2] Impervious surface ratio: 45% maximum.

(f) Height: 35 feet.

D. Off-street parking regulations. Off-street parking regulations shall be as required by § 182-707 of this chapter.

E. Special development regulations for triplex and quadruplex dwellings. For any building containing single-family triplex and quadruplex dwellings or a grouping of such buildings on a lot, the special design and development regulations of § 182-719 and the following shall apply: [Amended 5-9-1977 by Ord. No. 1665; 12-8-2003 by Ord. No. 2400⁴]

(1) Land ownership. Individual structures may be leased or sold as rental, cooperative or condominium units, but all open

1. Editor's Note: This ordinance also repealed former Subsection F. Special procedural and plan requirements, which immediately followed this subsection.

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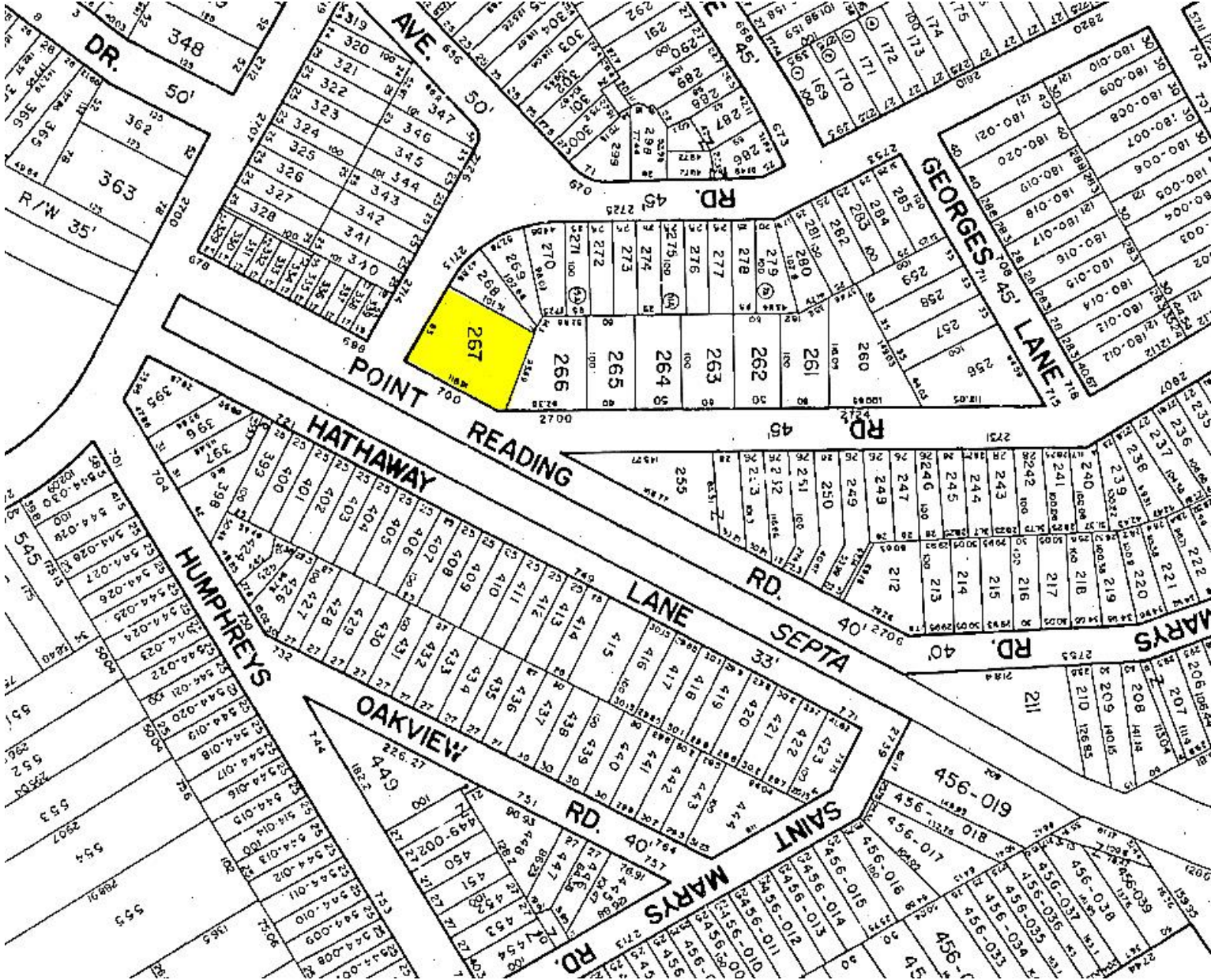
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space shall be held in common ownership available to all residents and subject to the regulations in § 182-719A(1).

- (2) Off-street parking, as required, shall be provided in common parking lots conveniently located to all units.
- (3) Each triplex and quadruplex unit shall be not less than 20 feet in width.
- (4) Each triplex and quadruplex unit shall have a minimum of 1,000 square feet of habitable floor area, exclusive of stairs and corridors.

ARIEL PARCEL | 700 PONT READING ROAD | ARDMORE



DISCLAIMER AND CONFIDENTIALITY

Beacon Commercial Real Estate, LLC (“Agent”) has been retained by Current Ownership, as its exclusive agent in the disposition of 700 Pont Reading Road in Ardmore, Haverford Township, Delaware County, Pennsylvania (“Property”). Agent has prepared the following Offering Memorandum (“Offering”) for the recipient’s limited use in the acquisition of the Property. The Offering and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited here are called the “Contents”) are of a confidential nature and are not to be made available to persons not receiving copies directly from Agent. By accepting this Offering, you agree that you will hold and treat it in the strictest confidence, and that you will not photocopy or duplicate it, that you will not disclose the Offering or any of the Contents to any other entity (except for outside advisors retained by you if necessary, in your opinion, for your determination of whether or not to make a proposal) without the prior written authorization of Owner or Agent, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of Owner or Agent.

The Offering is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire. All financial projections are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Owner and Agent, and therefore, may be subject to variation. The Offering does not constitute an indication that there has been no change in business affairs of the Property or Owner since the date of preparation of the Offering. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither Owner or Agent nor any of the respective officers, agents or principals has made or will make any representations or warranties, expressed or implied as to the accuracy or completeness of the Offering or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering or its contents. Analysis and verification of the information contained in the Offering is solely the responsibility of the prospective purchaser.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or terminate discussions with any entity at any time without notice. Owner shall have no legal commitment or obligations to any entity reviewing the Offering or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner and any conditions to the Owner obligations thereunder have been satisfied or waived.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY MONDAY THROUGH FRIDAY:

Please Contact:

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