

144 IVY LANE, KING OF PRUSSIA, PA 19406



FOR SALE
\$675,000

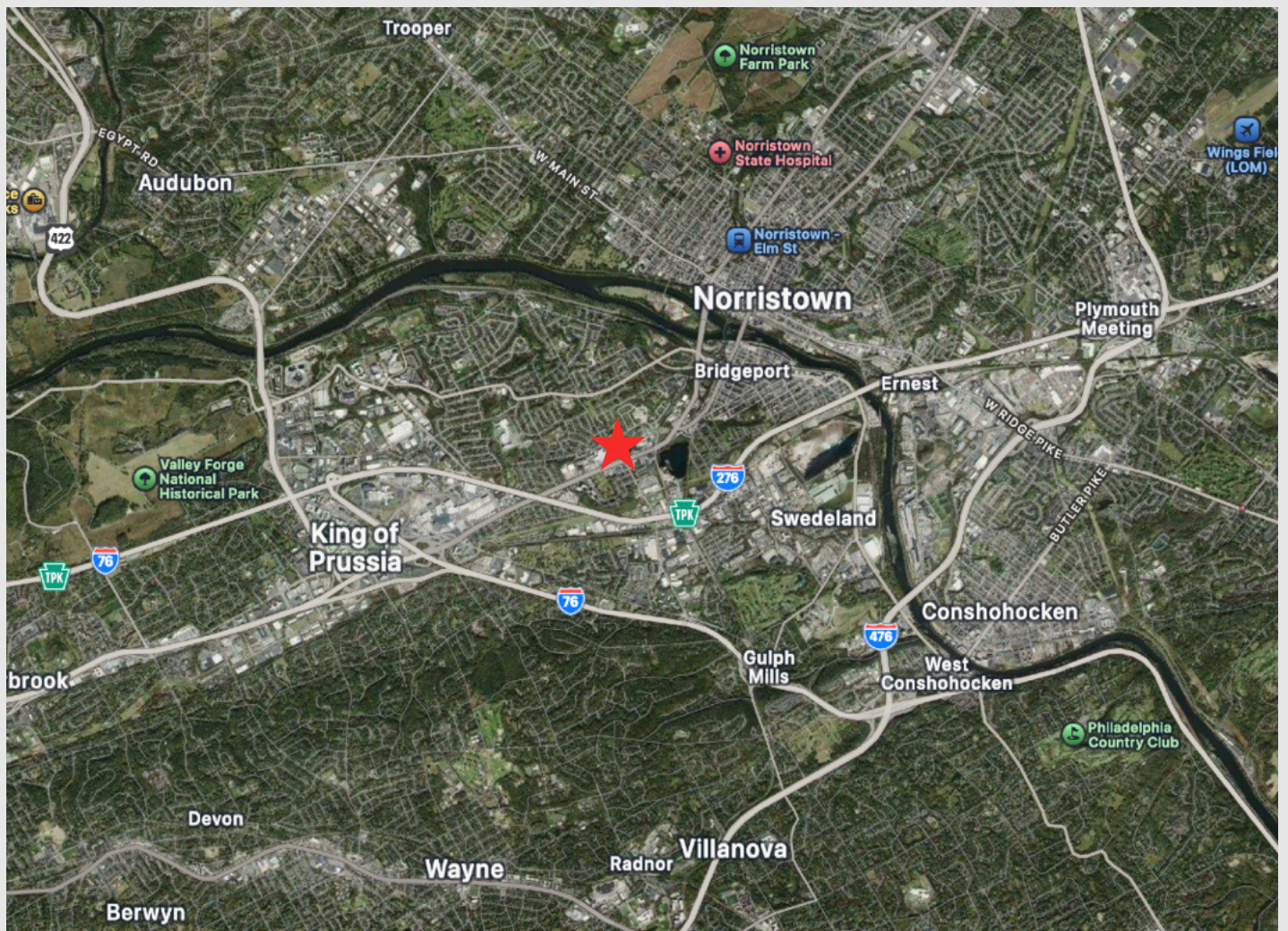
- 3,550 SF Building On 0.4 Acre Lot
- 3 Separate Units
- Newly Renovated

Michael Quagliariello 610-680-7529
Joe Tarantino 610-630-3700

michael@continentalrealty.com
jtarantino@continentalrealty.com

PROPERTY OVERVIEW

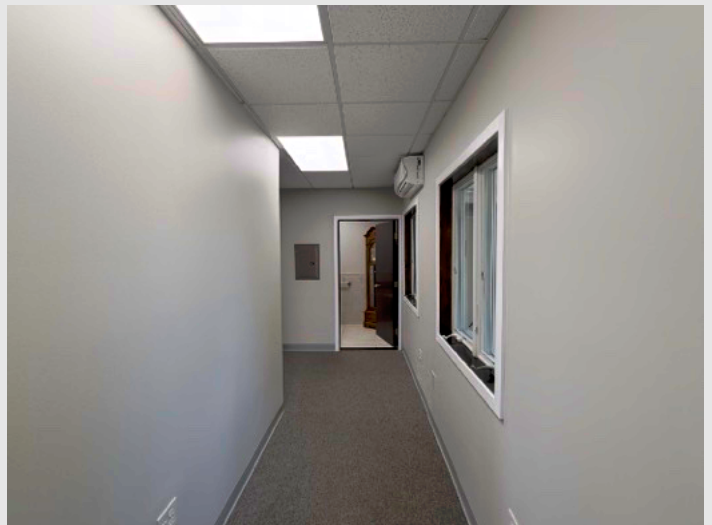
Located on Ivy Ln, near the Dekalb Pk and Henderson Rd intersection, this newly renovated building is move-in ready. This three-unit property features two easily combinable first-floor spaces and a third unit taking up the top two floors, presenting an opportunity to occupy one unit and rent out the remaining space. This is an excellent property for small business owners, medical professionals, or private practices seeking a space in a prime King of Prussia location.



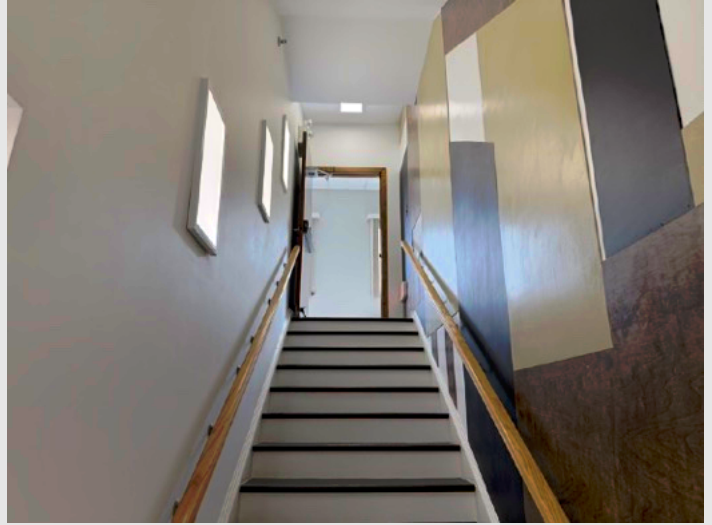
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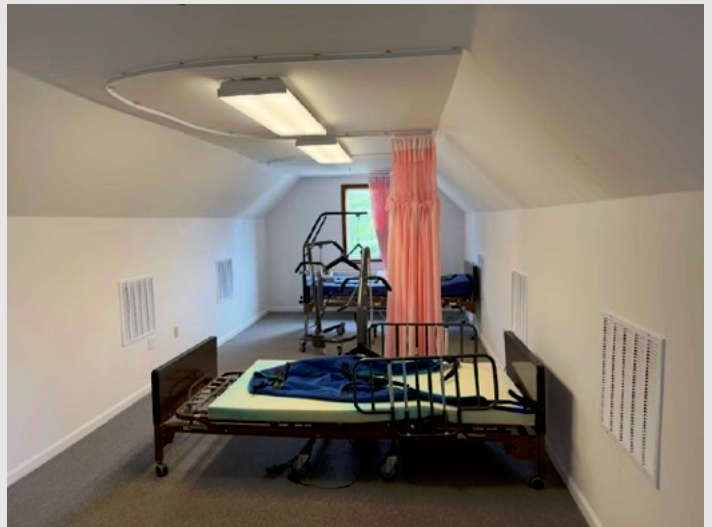
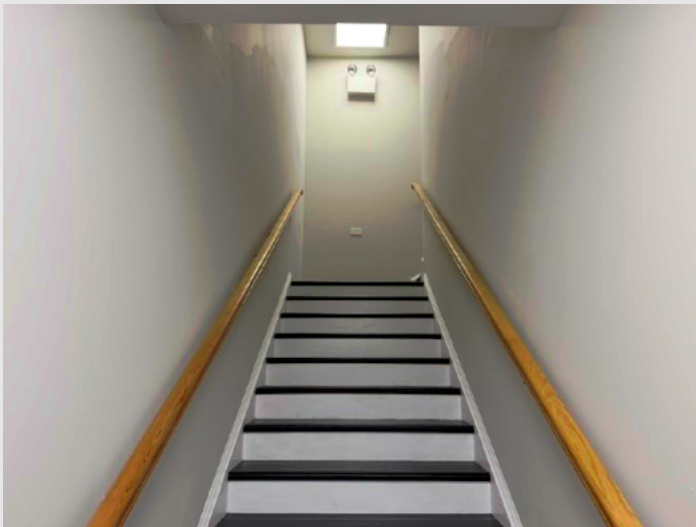
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ZONING

Township of Upper Merion, PA

§ 165-96

§ 165-97

ARTICLE XVIII C-O Commercial Office Districts [Added 4-20-1966 by Ord. No. 66-174]

§ 165-96. Regulations to apply.

In C-O Commercial Office Districts, the following regulations shall apply.

§ 165-97. Use regulations.

A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:

A. Any of the following uses the normal attributes of which do not involve the warehousing, exchange or transfer of merchandise on the premises, except as specifically provided for accessory uses:

- (1) On lots of the minimum area specified in § 165-99A(1) herein:
 - (a) Offices for the following uses: administrative, professional, service, sales and commercial.
 - (b) Studio for instruction of music and other arts.
 - (c) Municipal uses. [Added 6-15-1987 by Ord. No. 87-516]
 - (d) Medical office. [Added 11-15-2012 by Ord. No. 2012-809]
- (2) On lots of the minimum area specified in § 165-99A(2) herein:
 - (a) A use permitted in Subsection A(1) above.
 - (b) Banking or savings and loan institutions.
 - (c) Passenger station for public transportation, by special exception.
 - (d) Newsstand, snack bar or similar establishment as an accessory use for the sale of tobacco products, periodicals, confections and other foods, provided that such activity shall not include tables and chairs or other seating facilities for the general public and shall be within the interior of, but not in excess of 5% of the ground floor area of a permitted building.
- (3) On lots of the minimum area specified in § 165-99A(3) herein:
 - (a) A use permitted in Subsection A(2) above.
 - (b) Eat-in restaurant or other like establishments serving food and beverages. [Amended 6-6-1988 by Ord. No. 88-534]
 - (c) Medical and dental clinic for treatment of humans.
 - (d) Medical office building. [Added 11-15-2012 by Ord. No. 2012-809¹]

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- (e) Public and private educational institution, library and museum.
- (f) Helistop when authorized as a special exception in accordance with the provisions of § 165-219 herein. **[Amended 6-15-1987 by Ord. No. 87-516]**
- (g) Any of the uses listed in Subsection A(3)(f)[1] and [2] below are permitted; however, the gross leasable floor area for all such uses listed in Subsection A(3)[1] and [2] below shall not exceed 10% of the gross floor area of the building, not including basements. **[Amended 5-9-1966 by Ord. No. 66-177; 6-15-1987 by Ord. No. 87-516]**
 - [1] Retail establishment for the sale of stationery, gifts, confectionery, clothing and drugs; sale and repair of jewelry, clocks, optical goods or musical instruments.
 - [2] Personal service shop, including barber, beauty salon, shoe repair, tailor, dressmaking and pickup for dry cleaning and laundry.
- (4) On lots of the area specified in § 165-99A(4) herein: **[Added 6-15-1987 by Ord. No. 87-522]**
 - (a) Municipal uses.
 - (b) No more than two separate retail establishments for the sale of dry goods, variety merchandise, clothing, drugs, furnishings or other household supplies; sale and repair of jewelry, clocks, optical goods, musical instruments or scientific or professional instruments; and florist shops; provided, however, that one of the retail establishments shall be considered dominant and shall occupy at least 65% of the gross floor area of any building erected.
- B. Signs, in accordance with Article XXVII herein.
- C. A use of the same general character as any of the uses hereinbefore specifically permitted, when authorized as a special exception, and subject to the applicable minimum lot areas, yard regulations and other provisions herein pertaining to uses hereinbefore specifically permitted.

§ 165-98. Height regulations. [Amended 5-9-1966 by Ord. No. 66-177]

The maximum height of any building or other structure erected or used for any purpose herein shall be not more than three stories or not more than 35 feet; provided, however, that a building or other structure may be increased to a maximum of 65 feet if, for every foot of height in excess of 35 feet, there shall be added one foot of depth or width to each yard requirement.

§ 165-99. Area, width and yard regulations.

A. Lot area and width. [Amended 6-15-1987 by Ord. No. 87-522]

- (1) For uses permitted in § 165-97A(1) herein, the minimum lot area shall be 20,000 square

1. Editor's Note: This ordinance also provided for the renumbering of former Subsection A(3)(d) through (f) as Subsection A(3)(e) through (g).

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feet, the maximum lot area shall be four and one-fourth (4 1/4) acres. and the minimum lot width shall be 100 feet measured at the building line.

- (2) For uses permitted in § 165-97A(2) herein, the minimum lot area shall be 40,000 square feet. the maximum lot area shall be four and one-fourth (4 1/4) acres. and the minimum lot width shall be 150 feet measured at the building line.
 - (3) For uses permitted in § 165-97A(3) herein, the minimum lot area shall be three acres, the maximum lot area shall be four and one-fourth (4 1/4) acres, and the minimum lot width shall be 300 feet measured at the building line.
 - (4) For uses permitted in § 165-97A(4) herein, the minimum lot area shall be four and one-fourth (4 1/4) acres, the maximum lot area shall be five and one-half (5 1/2) acres, and the minimum lot area shall be 300 feet measured at the building line.
- B. Front yard. There shall be a front yard on each lot the depth of which shall be not less than 35 feet.
- C. Side yards. There shall be two side yards on each lot having an aggregate width of not less than 35 feet, neither side yard having a width of less than 15 feet; provided, however, that any side yard abutting a street shall have a width of not less than 35 feet.
- D. Rear yard. There shall be a rear yard on each lot the depth of which shall not be less than 25 feet. **[Amended 5-8-1972 by Ord. No. 72-291]**
- E. Yards abutting residential districts. Any yard abutting a residential district shall not be less than 50 feet in depth and the perimeters thereof to the extent of no less than 25% of such depth must be maintained in green area and/or open space and screened. **[Added 5-8-1972 by Ord. No. 72-291]**

§ 165-100. Building coverage. [Amended 5-9-1966 by Ord. No. 66-177; 6-15-1987 by Ord. No. 87-516]

- A. Not more than 25% of any lot shall be covered by buildings.
- B. The ratio of lot area to the gross floor area shall be not less than four square feet of lot area for every one square foot of gross floor area for uses permitted by § 165-97A(1) through (3). For buildings which are three or more stories tall, the ratio of lot area to gross floor area shall be not less than three square feet of lot area for every one square foot of gross floor area. **[Amended 6-15-1987 by Ord. No. 87-522]**
- C. The ratio of lot area to gross floor area shall be not less than five square feet of lot area for every one square foot of gross floor area for uses permitted by § 165-97A(4). **[Added 6-15-1987 by Ord. No. 87-522]**
- D. When provision is made for off-street parking within a building, the gross floor area of the building may be increased by an area of 320 square feet for each off-street parking space placed within the building, provided that all required yards shall be maintained.

§ 165-101. Off-street parking. [Amended 6-15-1987 by Ord. No. 87-516; 6-15-1987 by Ord.

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No. 87-522]

Off-street parking shall be provided in accordance with the requirements of Article XXVIII. A use permitted by § 165-97A(4) shall be considered to be a shopping center for the purposes of calculation of the required parking under Article XXVIII. Notwithstanding the requirements of Article XXVIII, no off-street parking shall be permitted in a front yard nor shall off-street parking be permitted in a side yard unless effectively screened from view along any street abutting the lot. The property owner shall be permitted to determine on a corner lot which is the front yard regardless of the direction the building faces.

§ 165-102. Screening. [Amended 5-8-1972 by Ord. No. 72-291; 6-15-1987 by Ord. No. 87-516]

The screening described in §§ 165-99 and 165-101 shall comply with the provisions of § 165-217.1, and all side or rear yards which abut an agricultural or residential district shall be effectively screened in accordance with the provisions of § 165-217.1.

§ 165-103. Trash and refuse areas. [Amended 5-9-1966 by Ord. No. 66-177]

The design of buildings in a C-O District shall include either a provision for storage of trash, refuse and garbage inside the building or an exterior masonry walled area to be used therefor. The masonry walls of such a trash and refuse area must shield this area from the direct view of any adjacent property, and such walls must be at least six feet high unless the Building Official determines that a higher wall is necessary due to a difference of property elevations. In no case shall a wall in excess of 10 feet be required. The masonry used must be one of the types prescribed in the Shade Tree Commission Standard C.

§ 165-104. Development plans to be submitted. [Added 7-11-1966 by Ord. No. 66-186]

For the purpose of accomplishing the objective set forth in this section, the owner or owners of any tract of land within this district must submit to the Board of Supervisors a plan for the use and development of the land for those uses permitted in this district. This plan should show the layout of the total area and shall indicate and be accompanied by documentary evidence to the satisfaction of the Board of Supervisors that:

- A. The plan shall be consistent with the purpose of this chapter to promote the health, safety, morals and general welfare of the Township.
- B. There is adequate ingress and egress to the site under development such as will tend to divert traffic away from adjacent residential areas and to prevent direct exiting into such areas.
- C. There are adequate road facilities to or, where applicable, within the tract in question.
- D. The capacity of existing or proposed public utilities is adequate to absorb the additional burden of the development of the area.
- E. Adequate provision has been made for the disposal of stormwater drainage.²

2. Editor's Note: Original Section 987, Outside Lighting, which immediately followed this section, as added 5-8-1972 by Ord. No. 72-291, was repealed 5-8-1978 by Ord. No. 78-383.