

# SALE

**317 West Johnson Highway  
East Norriton Twp., Norristown, PA 19401**

Link to virtual tour: <https://youtu.be/wmpEHF51Rfw?si=ffIZ9eBCySZ7C2CJ>

Prime Commercial Opportunity on West Johnson Highway in East Norriton



**SALE: ~~\$435,000.00~~ \$385,000.00**

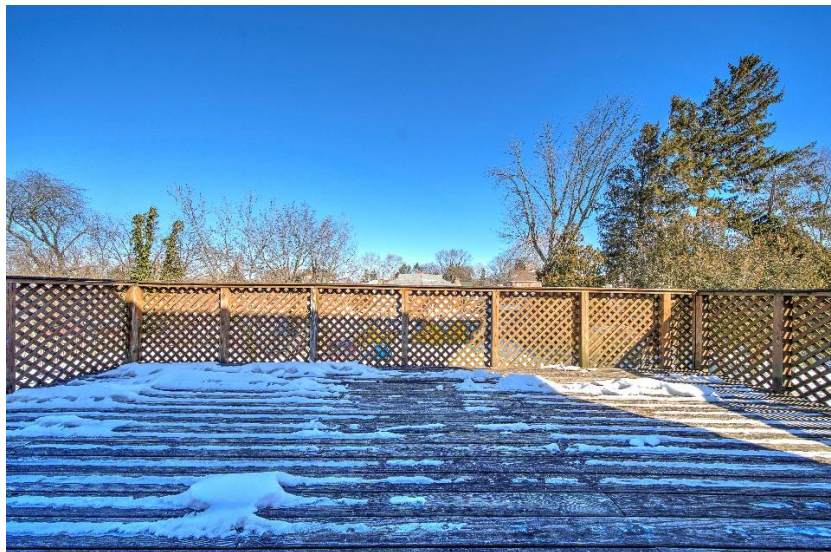
The property consists of a **9,000 SF lot (±0.206 acres)** with **public water and sewer**

**Freestanding, 3-story retail/commercial building totaling 2,888 SF, excluding unfinished basement**

The site is **served by public transportation**, with a **SEPTA bus stop located near the property**, offering convenient access for customers and employees. This property is well-suited for an **owner-user or investor** seeking a **high-visibility commercial location**



Tel. 610.768.4000 / Fax 610.768.4006 / Email [sbasile@jmbasile.com](mailto:sbasile@jmbasile.com)







### **Property Description**

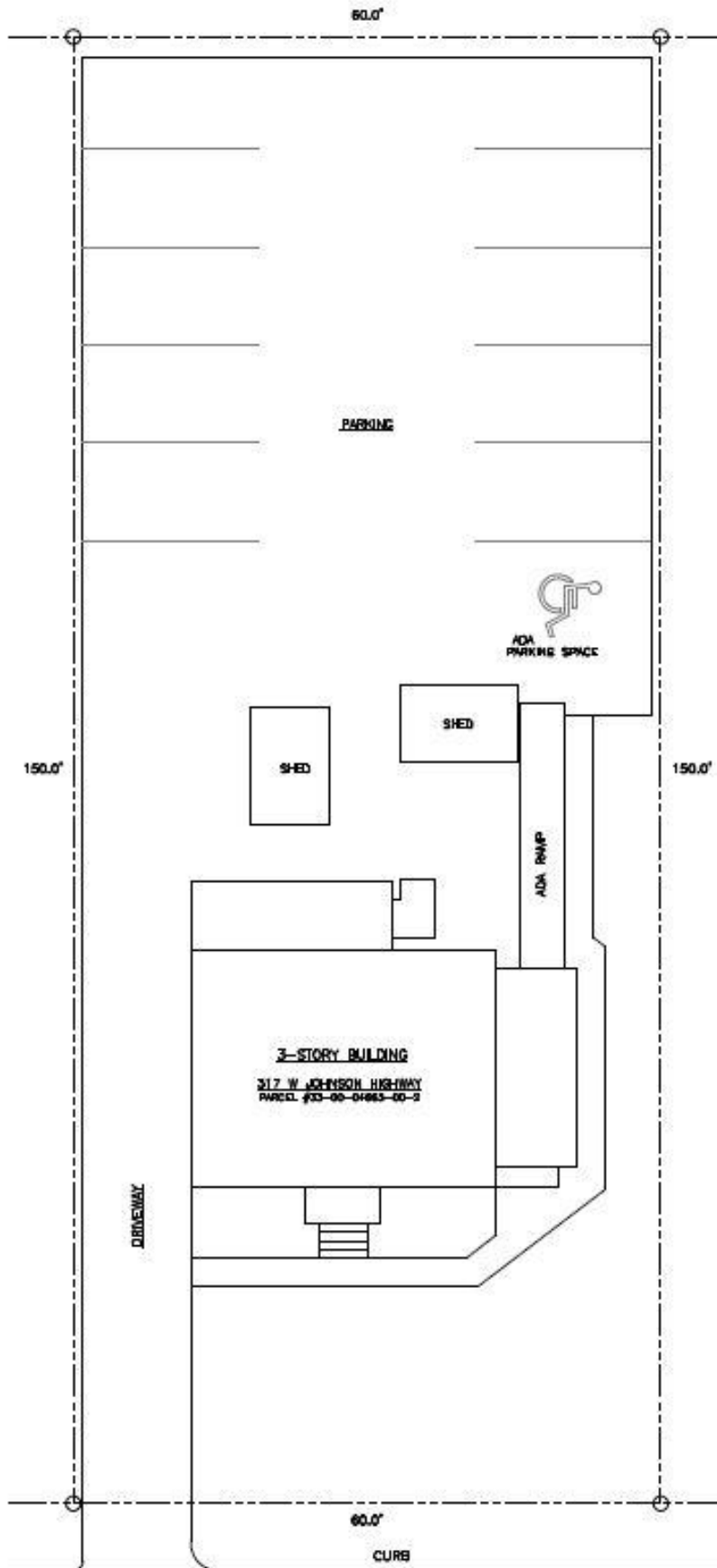
The subject property consists of a 9,000 square foot lot (.206 Acres), which is served by public sewer and public water. The building improvements are a free standing three story; retail/commercial building. The total square footage of the building is approximately 2,888 square feet not including the un-finished basement.

The building has public transportation accessible via Septa Bus that stops near the premises.

Tax ID:	330004663002 / Block: 020 / Unit: 020
Annual Taxes:	\$7,611.00
Size (sq ft):	2,888
Year Built:	1930
Lot Size:	9,000 sq ft, 0.206 Acres
Parking:	Off Street Parking Lot
Zoning:	C1 Commercial
Utilities:	Public Water/Sewer/Electric
Construction:	Stucco and stone over block, wood & metal framing
HVAC:	6 Mini Splits and 2 Portable A/C Units, Oil Hot Water Baseboard
Electric:	200 Amp electric service
Roof:	Asphalt shingle roof

### **Zoning**

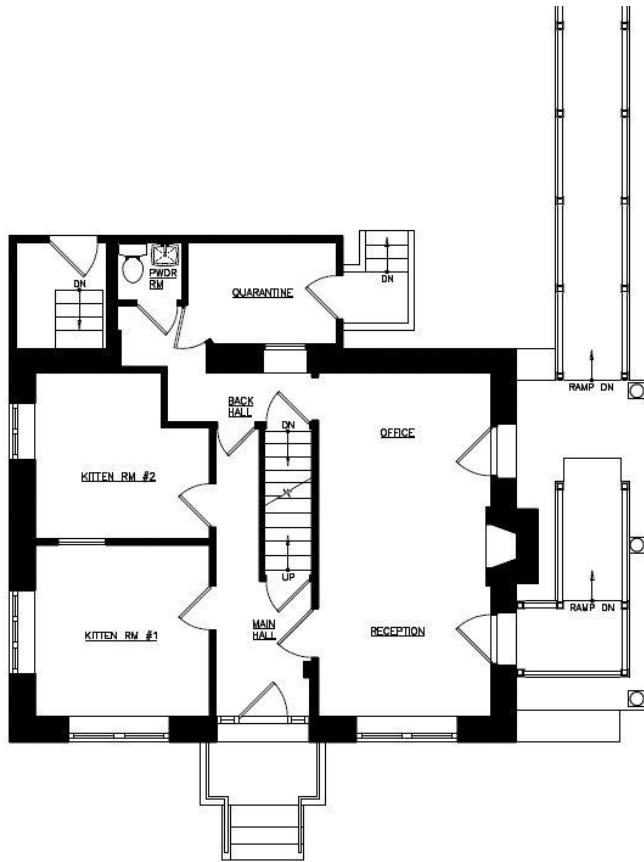
The property is zoned C1 Commercial District. (Township of East Norriton, PA.)  
The Land Use is 4100 Retail, Office, Apartments.



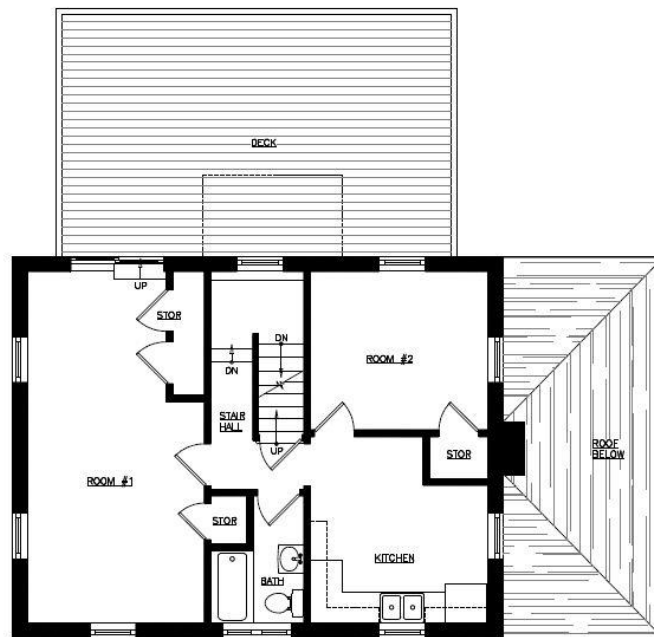
WEST JOHNSON HIGHWAY

**SITE PLAN**

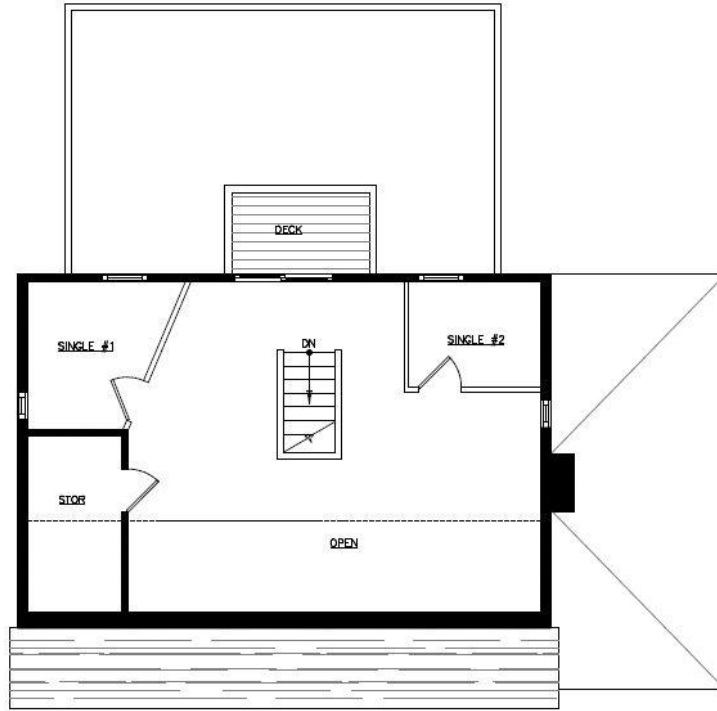
NOTE: THIS PLAN IS FOR GENERAL INFORMATION ONLY AND IS NOT INTENDED FOR LEGAL PURPOSES OR REGULATORY SUBMISSIONS. EXACT LOCATIONS OF PHYSICAL FEATURES RELATIVE TO LOT LINES HAVE NOT BEEN VERIFIED BY A LAND SURVEY.



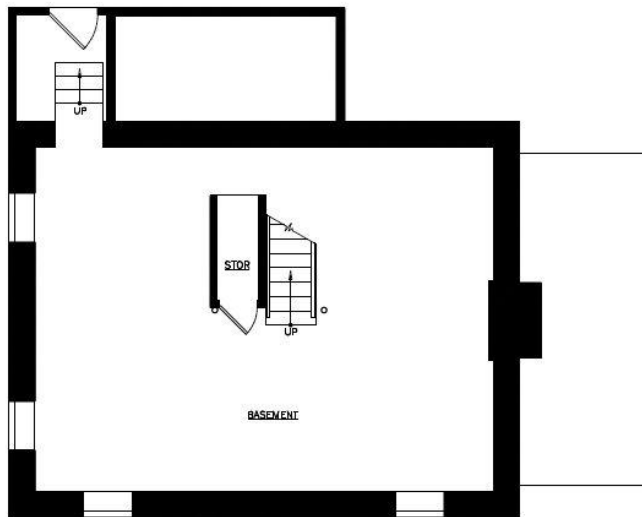
FIRST FLOOR PLAN  
NOT TO SCALE



SECOND FLOOR PLAN  
NOT TO SCALE

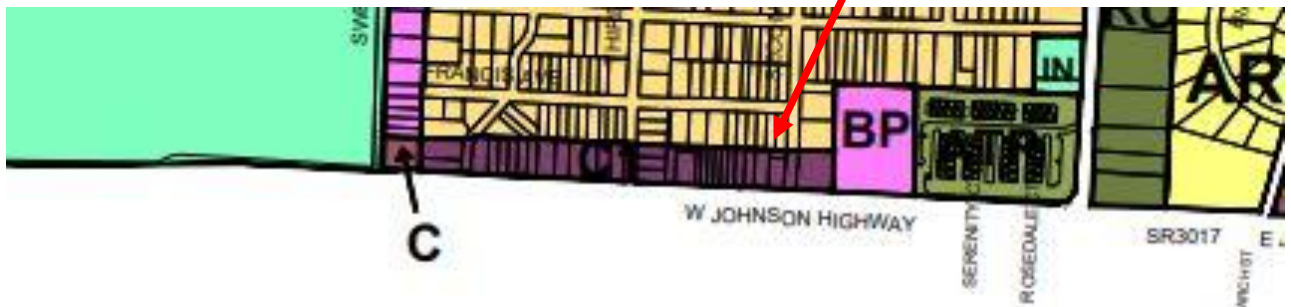
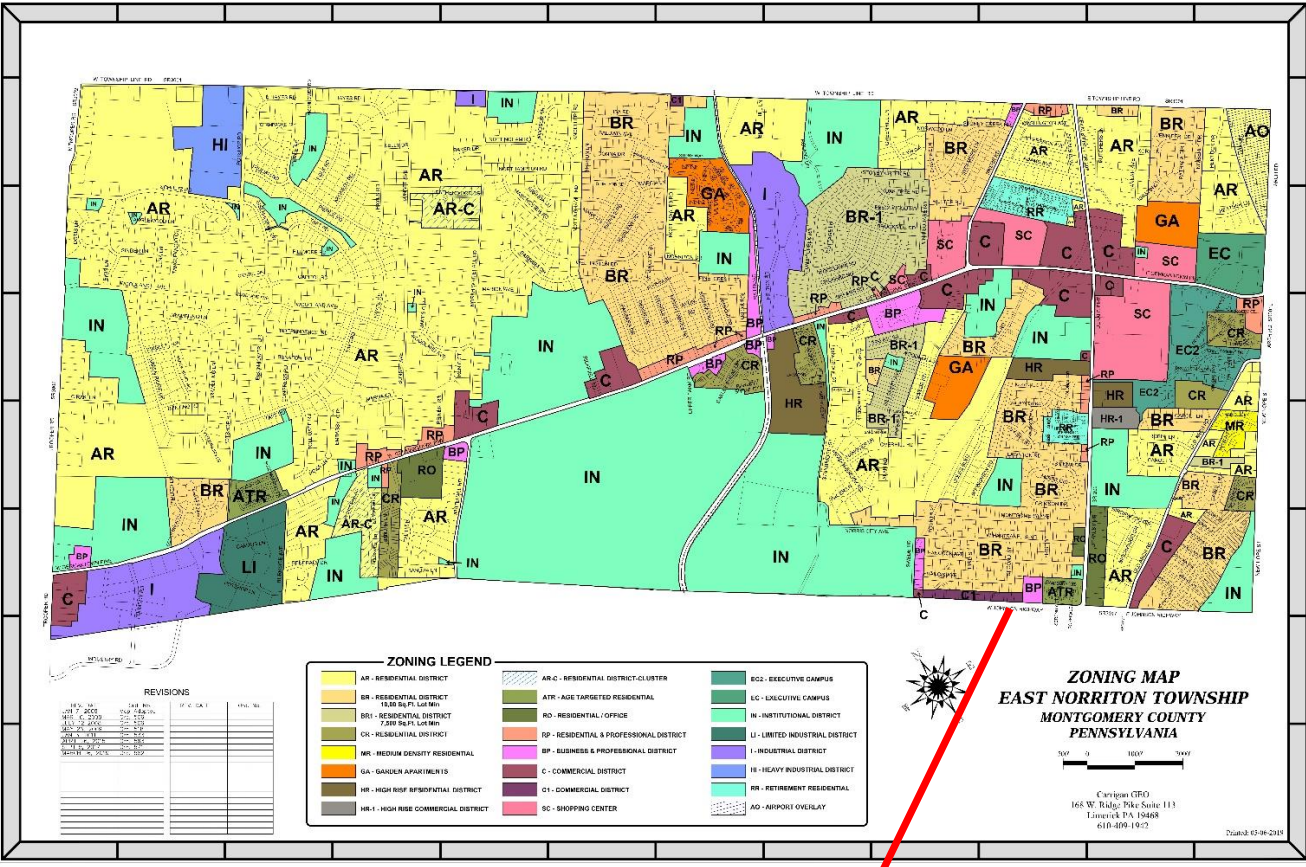


THIRD FLOOR PLAN  
NOT TO SCALE



BASEMENT PLAN  
NOT TO SCALE

317 W Johnson Hwy, Norristown, PA 19401



ARTICLE XIII  
C-1 Commercial District

**§ 205-66.1. Declaration of legislative intent.**

In expansion of the statement of community development objectives contained in Article I, § 205-3, of this chapter and pursuant to the East Norriton Township Comprehensive Plan, 1994, it is hereby declared to be the intent of this article with respect to the C-1 Commercial District to allow for professional and business offices and certain commercial uses, adjacent to commercial and residential areas along major highways, which would be compatible with the uses in such areas. Specifically, it is the intent of this article to:

- A. Allow professional and commercial uses adjacent to residential areas which would be compatible with residential uses and less intense and of a smaller scale than uses typically associated with the C Commercial District.
- B. Encourage small scale professional, business and certain commercial uses in existing structures, especially occupant-operated enterprises.
- C. Encourage the reuse of noteworthy structures, now or lately used as residences, and discourage the demolition of such structures.
- D. Encourage the preservation of the residential character of neighborhoods adjacent to the district.
- E. Provide for services generally useful to and in harmony with adjacent residential neighborhoods.

**§ 205-66.2. Permitted uses. [Amended 10-27-2015 by Ord. No. 566]**

- A. A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and no other:
  - (1) Retail stores engaged in selling goods or merchandise to the general public for personal or household consumption, including, without limitation, the sale of antiques, books, gifts, garden supplies, hardware, household appliances and electronics, jewelry, notions, periodicals, stationery, tobacco, paint, wearing apparel, food, beverages, and other similar goods; and rendering services incidental to the sale of such goods.
  - (2) Service business: establishments engaged in providing services involving the care of a person or apparel, such as barber, beautician, massage therapist business, laundry and dry-cleaning, shoe repair, or tailor. A service business shall not include psychic readings, massage parlors, body piercing, branding or tattooing of persons, all of which are defined and regulated herein as limited personal service (§ 205-22.4).
  - (3) Fast-casual restaurants.
  - (4) Business or professional offices, studios, banks and financial institutions, telephone exchanges or other public utility offices, passenger stations for public transportation, municipal buildings and firehouses.

- (5) Clubs or fraternal organizations.
  - (6) Greenhouses and nursery sales yards.
  - (7) Accessory uses on the same lot with and customarily incidental to any of the above permitted uses, including dwellings, provided that such accessory uses shall be located at or above the second-story level.
  - (8) The following uses, when authorized as special exceptions:
    - (a) Any use of the same general character as any of the above permitted uses.
    - (b) Undertaking establishments.
    - (c) Day-care centers, provided that any state licensing requirements are met.
  - (9) Single-family detached dwelling in accordance with the regulations of § 205-30 (the BR Residential District).
  - (10) Municipal uses and police stations.
  - (11) Fire stations and ambulance stations that are occupied by a provider designated by the East Norriton Township Board of Supervisors to provide fire or ambulance service to East Norriton Township.
- B. No use which is specifically permitted in the I Industrial District shall be permitted in the C-1 Commercial District, with the exception of uses defined as "artisanal manufacturing," which shall be a conditional use when the artisanal manufacturing use includes the on-site retail sale of products.

**§ 205-66.3. General regulations.**

- A. Lot area. There shall be a minimum lot area of 15,000 square feet.
- B. Building area. No more than 40% of the lot area shall be occupied by buildings.
- C. Building setback from streets. There shall be a setback from the ultimate right-of-way of 50 feet.
- D. Side yard. Side yards shall be 20 feet each, except where a C-1 Commercial District abuts any residential or institutional district, and then the side yard which abuts the other district shall be increased to 60 feet.
- E. Rear yard. Rear yards shall be 50 feet deep.
- F. Height regulation. The maximum height of any building or structure shall be 35 feet.
- G. Parking. Off-street parking and loading areas shall be provided in accordance with Article XVIII of this chapter.
- H. Lighting. Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties, whether contiguous or not, from unreasonable direct glare or hazardous interference of any kind.

- I. Signs. Signs shall be permitted only in accordance with the provisions of Article XIX of this chapter.
- J. Outdoor sales. No outdoor sales shall be permitted, and all business shall be conducted within a completely enclosed building, except for off-street parking and the sale of specialty items such as Christmas trees and living plants which by their nature require outdoor sales. The outdoor sale of such specialty items shall require a special use permit issued by the Zoning Officer and be subject to the following conditions:
  - (1) Sales events must be temporary in nature, not to exceed 30 days.
  - (2) No sales event shall use more than 25% of the usable lot area.
  - (3) Application for the special use permit must be made, in writing, to the Zoning Officer and must be executed by both the property owner and the proposed land user.
  - (4) A nonrefundable permit fee of \$100 and an escrow fee of \$200 to ensure restoration of the area to its former condition must accompany the application. The escrow fee is not required when the outdoor sale is conducted by the property owner.
  - (5) No temporary structures, no vehicles or parts of vehicles may be used to store merchandise for sale.
  - (6) All applicants shall provide safe and adequate off-street parking and adequate traffic and crowd control.
  - (7) All appropriate Township licenses, taxes and permits must be obtained from the Township prior to issuance of this special use permit.
- K. Width requirement. The minimum width at the building line shall be 100 feet.
- L. The minimum distance between buildings shall be at least 30 feet.
- M. Landscaping, including conservation of existing trees and woodlands, street trees, stormwater basin landscaping and site element screens, shall be provided in accordance with the provisions of Chapter 175, Subdivision and Land Development.<sup>1</sup>

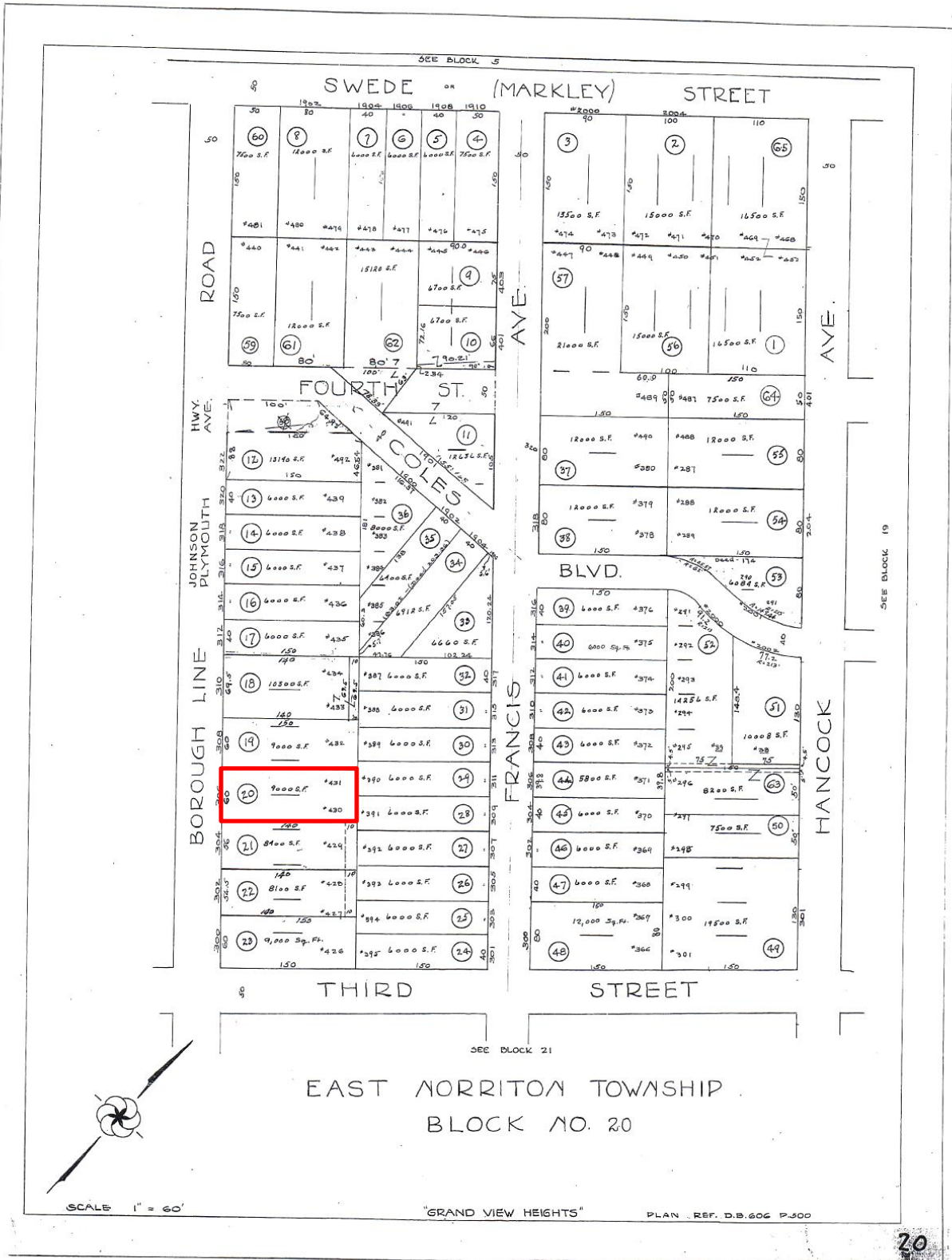
**§ 205-66.4. (Reserved)<sup>2</sup>**

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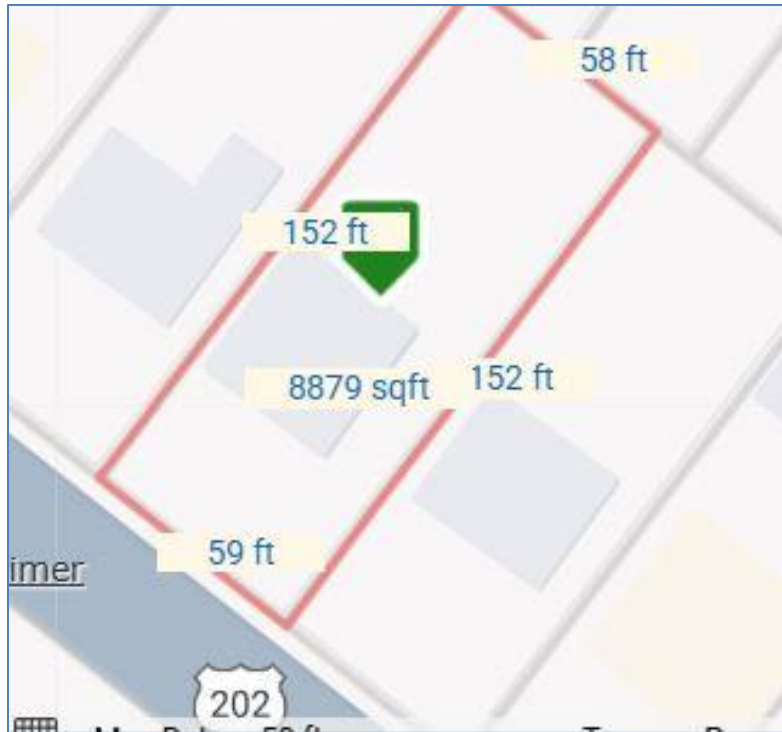
1. Editor's Note: Former Subsection N, pertaining to fencing requirements, which immediately followed this subsection, was repealed 12-23-2008 by Ord. No. 512. See now § 205-22.3.

2. Editor's Note: Former § 205-66.4, was repealed 10-27-2015 by Ord. No. 566.

# Tax Map



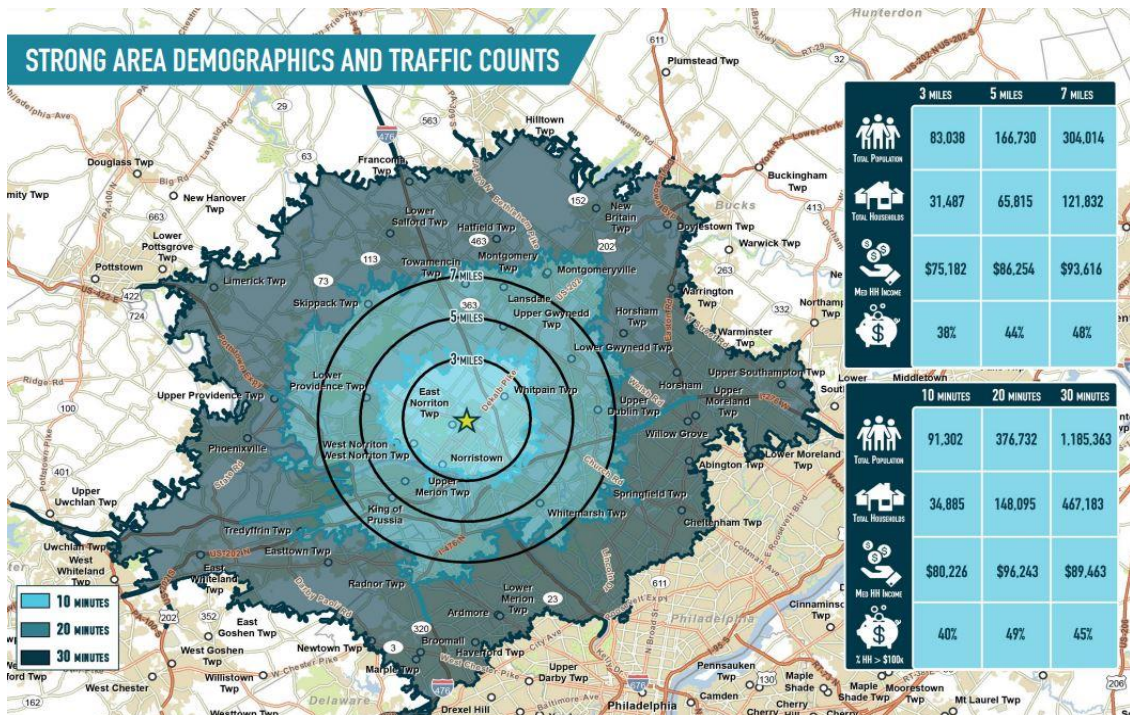
Arial



**East Norriton Township** has a total land area of 6.1 square miles with a population of 13,590 residents as of the 2010 federal census. It is one of 1,457 Townships of the Second Class in the Commonwealth of Pennsylvania and one of 62 municipalities in Montgomery County. East Norriton Township is bordered by Plymouth Township to the east, Whitpain Township to the north, Worcester and Lower Providence Townships to the west, and West Norriton Township and the Municipality of Norristown to the south. Townships are the oldest political subdivisions of Pennsylvania. William Penn's charter of 1681 authorized him to divide counties into towns. As soon as the first counties were created in 1682, they were subdivided into districts for various governmental purposes. As settlement moved westward, townships were often formed in frontier areas before there was sufficient population to justify a separate county, as in most cases the oldest subdivisions are townships, antedating even the county governments. *Townships are the oldest political subdivisions of Pennsylvania. William Penn's charter of 1681 authorized him to divide counties into towns.*

East Norriton Township was included in one of the early manors (towns) created by Penn called Williamstadt. In 1689, he directed the surveyor general of the Province, "to lay out a tract of land on the canoeable (sic) part of the Schuylkill". This tract contained approximately 7,482 acres, all of present day East Norriton and West Norriton Townships as well as the Municipality of Norristown. The tract was intended as a gift to William Penn's son, but five days after receiving the land, William Penn, Jr. sold it to two Philadelphia merchants, Isaac Norris and William Trent for the sum of 850 pounds sterling. Eight years later, Norris purchased Trent's five (5) holdings and gained ownership of the entire tract.

The Manor of Williamstadt remained intact until 1730 when, on petition of its residents, Norriton Township was created by the court of Quarter Sessions of Philadelphia County. The creation of the Borough of Norristown in 1812 and the subsequent addition of 1,500 acres to the Borough reduced the area of Norriton Township to about 5,500 acres. East Norriton Township's incorporation dates back to March 9, 1909, when it was separated through a court order from the larger "Norriton" Township. After the court-ordered separation, two townships were formed, East Norriton Township and West Norriton Township. East Norriton Township was served by three elected Supervisors since 1909 and became a Township of the Second Class in 1924. Through a referendum in 2005, the Board of Supervisors was increased from three to five elected Supervisors. The increased Board was organized in January 2006. The current township seal was created by a local artist John Yaworski for the celebration in 1976 marking the bicentennial of the creation of the United States of America. The seal, which depicts George Washington and Bartle Bartleson's Tavern, now Hair Today located on Germantown Pike, where he visited wounded troops in the township during the Revolutionary War, was subsequently adopted as the township's official seal. March 9, 1909 - March 9, 2009



## Demographics

### 1-Mile Radius

- **Population:** ~17,100
- **Households:** ~6,660
- **Median Household Income:** ~\$71,500
- **Average Age:** ~41

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### 3-Mile Radius

- **Population:** ~92,800
- **Households:** ~35,900
- **Median Household Income:** ~\$79,900

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### 5-Mile Radius

- **Population:** ~185,800
- **Households:** ~74,900
- **Median Household Income:** ~\$98,200

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### East Norriton Township Profile

- **Total Population:** ~14,400
- **Median Household Income:** ~\$101,000+
- **Per Capita Income:** ~\$55,000+
- **Demographics:** Diverse, stable residential base with above-average income levels

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### Market Highlights

- Dense residential population supporting **retail and service uses**
- **Above-average household incomes** at the township and regional level
- Accessible via **SEPTA bus routes**
- Well-located within a mature, supply-constrained commercial corridor

## 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.

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

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10119 Valley Forge Circle ▪ King of Prussia PA 19406 ▪ Tel (610) 768-4000 ▪ Fax (610) 768-4006  
[www.jmbasile.com](http://www.jmbasile.com)

# GUIDING PRINCIPLES

## COMMITMENTS TO OUR CLIENTS



- \* 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 estate investor, a CCIM will increase the probability of a

profitable investment portfolio-- multi or single property--by evaluating investments against risks and objectives to ensure portfolios are performing properly and maximizing net worth. The real estate investor and the commercial user benefit from a CCIM's market and financial analysis abilities and negotiating acumen.

## **CCIM Network**

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*

## **The Making of a CCIM**

The CCIM designation is conferred by the Commercial Investment Real Estate Institute, an affiliate of the National Association of REALTORS®. The 240 hours of graduate level curriculum leading to the CCIM designation represent the finest education available in real estate. Equally as rigorous are the post-curriculum transactions documentation and the comprehensive examination. This designation process ensures that CCIMs are proficient not only in theory, but also in practice.

CCIMs do not rest on their laurels. Through continuing education programs, Certified Commercial Investment Members are resourceful enough to explore, develop and apply new techniques still on the cutting edge of the industry.

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**

CCIM methodology. CCIM expertise. The CCIM track record. All are components of the CCIM network of real estate excellence

