

350 West Main Street Trappe, PA 19462



SALE: \$1,200,000.00

Free Standing 2 Story Commercial Building w/Basement
2,814 Square Feet Per Floor (8,442 Square Feet Total)
33,323 Square Foot (.76 Acre) Condominium Lot
Taxes: \$15,222 Per Year, Built In 2005
Corner Property With High Visibility

Lease:

Lower Level Suite– 2,814 SF, \$13.00/sq. ft., \$3,048.00 per month plus utilities
ADA Compliant, Restrooms And Kitchenette On Each Floor
30+ Car Parking Lot, Signage On Heavily Traveled Main Street
Walk To Stores & Restaurants
Zoned VC – Village Commercial Allowing For Most Office/Professional Uses

<https://youtu.be/DdgaKBKMPSs>-Link to virtual Tour

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

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Suzanne L. Basile, CCIM
sbasile@jmbasile.com

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J.M. BASILE & ASSOCIATES, INC.

COMMERCIAL & INDUSTRIAL REALTORS

Confidentiality & Conditions

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in purchasing the Property.

This Brochure was prepared by J.M Basile & Associates, Inc. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective investors may desire. It should be noted that all financial projections if provided are for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Owner. Neither J.M Basile & Associates, Inc. nor any of their respective officers, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Brochure or any of its contents.

Owner and J.M Basile & Associates, Inc. expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to invest in the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Brochure or making an offer to invest in the Property unless and until written agreement(s) for the investment has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

By receipt of this Brochure, you agree that this Brochure and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Brochure or any of its contents to any other entity without the prior written authorization of Owner or J.M. Basile & Associates, Inc. nor will you use this Brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or J.M Basile & Associates, Inc.

If, after reviewing this Brochure, you have no further interest in investing in the Property at this time, kindly return this Brochure to J.M Basile & Associates, Inc. at your earliest convenience. Photocopying or other duplication is not authorized.

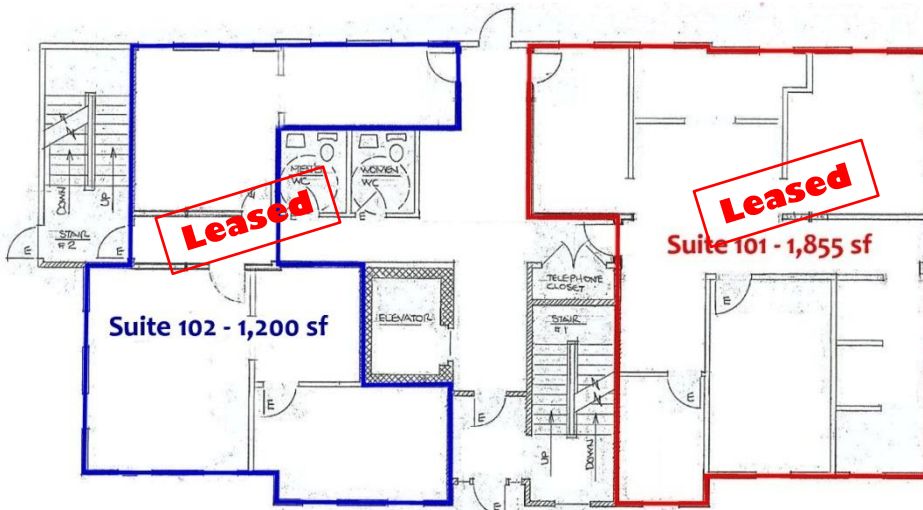
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This Brochure shall not be deemed an indication that there has been no change in the business or affairs of the Property or owner since the date of preparation of this Brochure.

Floor Plans

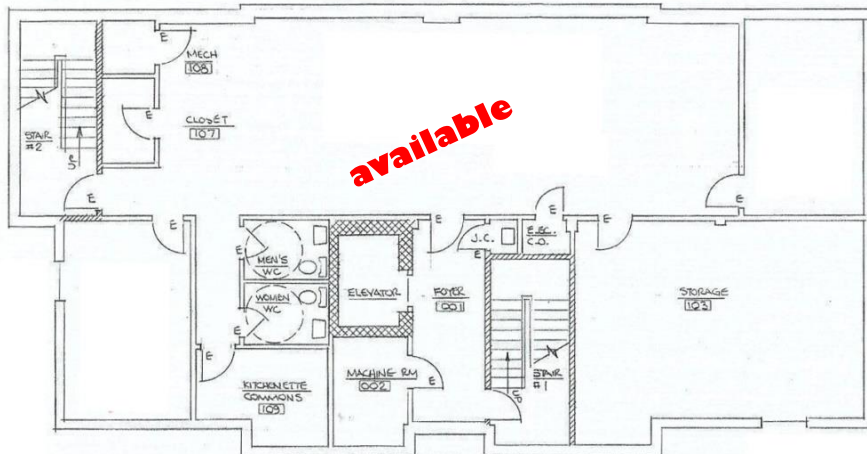
Suite 200 - 2,814 sf



Second Floor
2814 sq ft



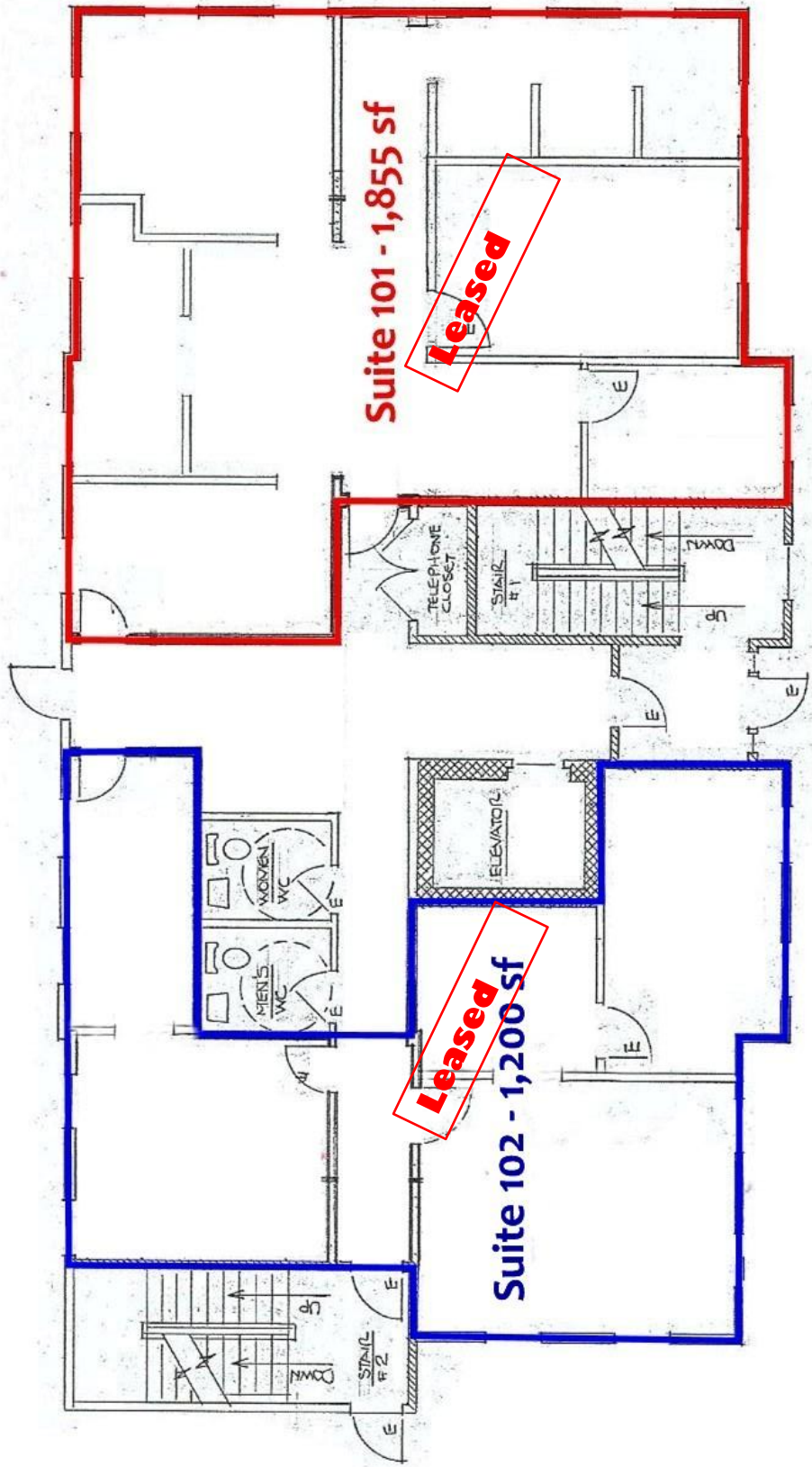
First Floor
2814 sq ft



Lower Level
2814 sq ft

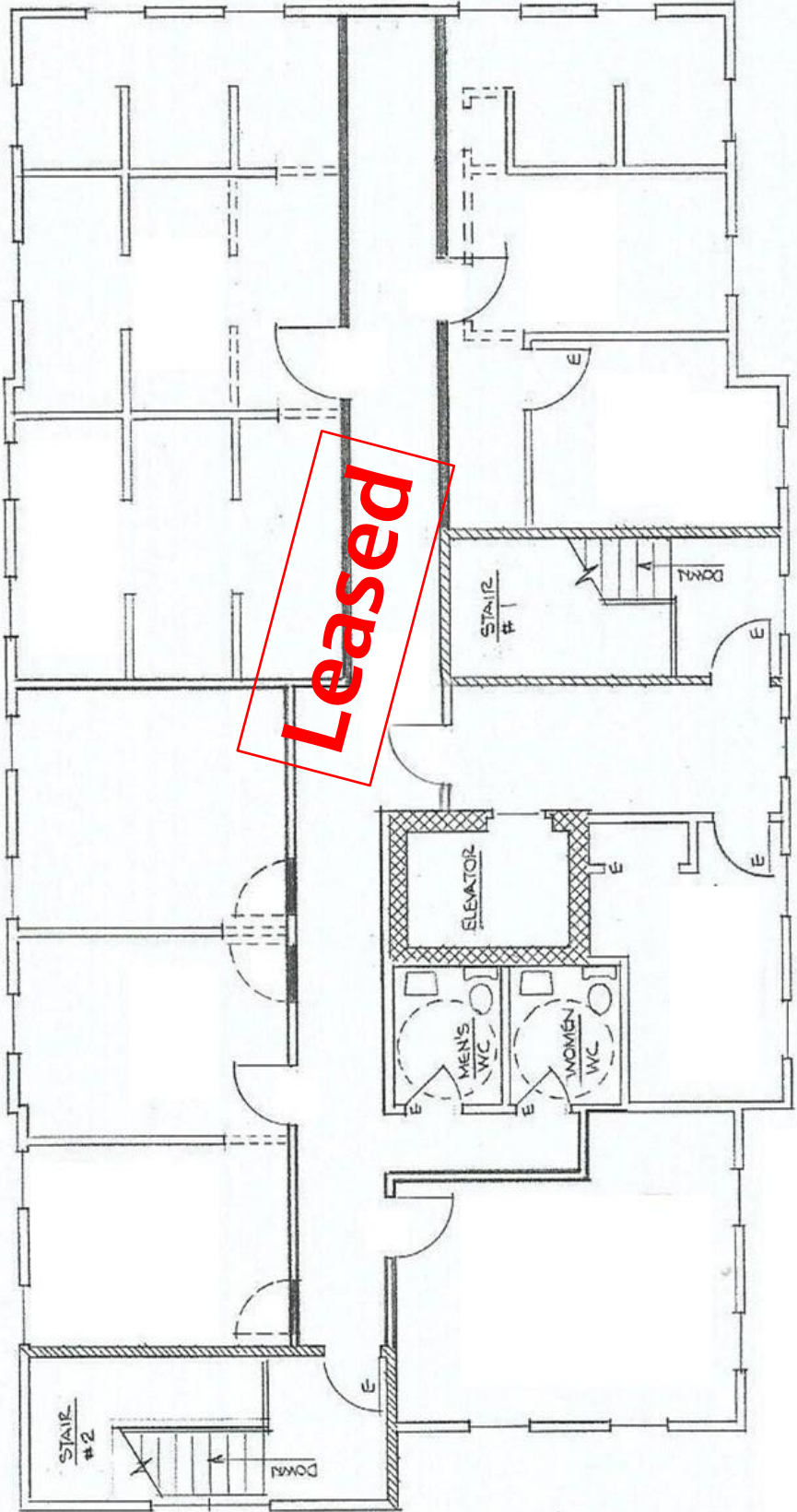
First Floor Plan

2814 sq ft



Second Floor Plan

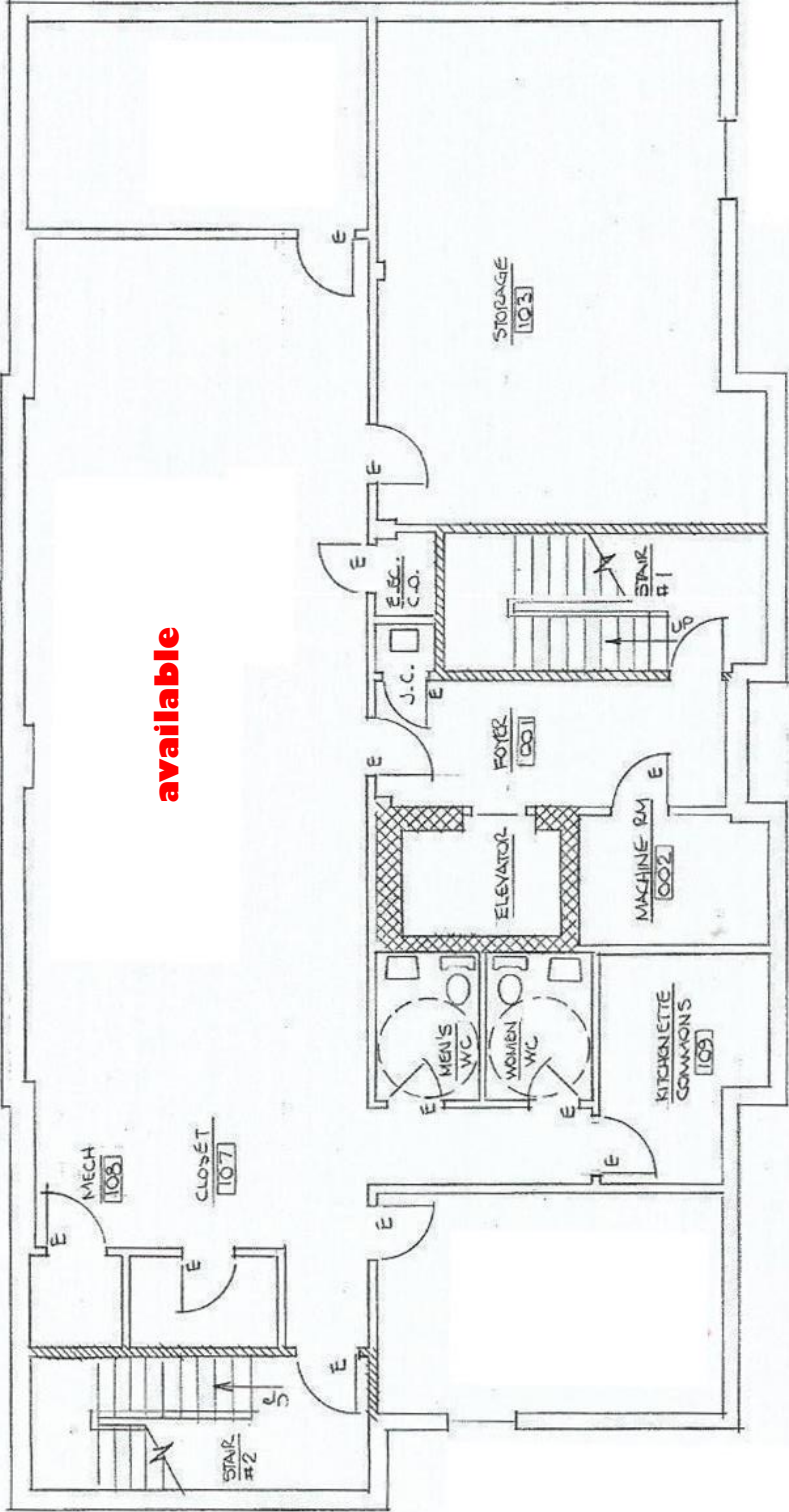
2814 sq ft



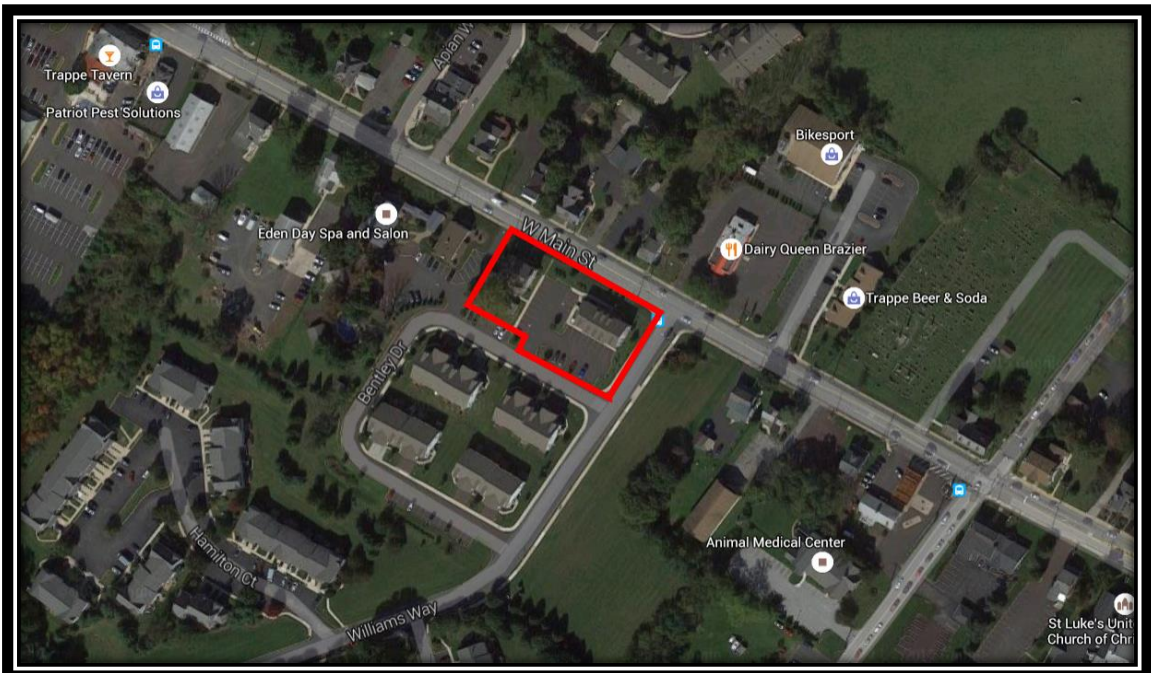
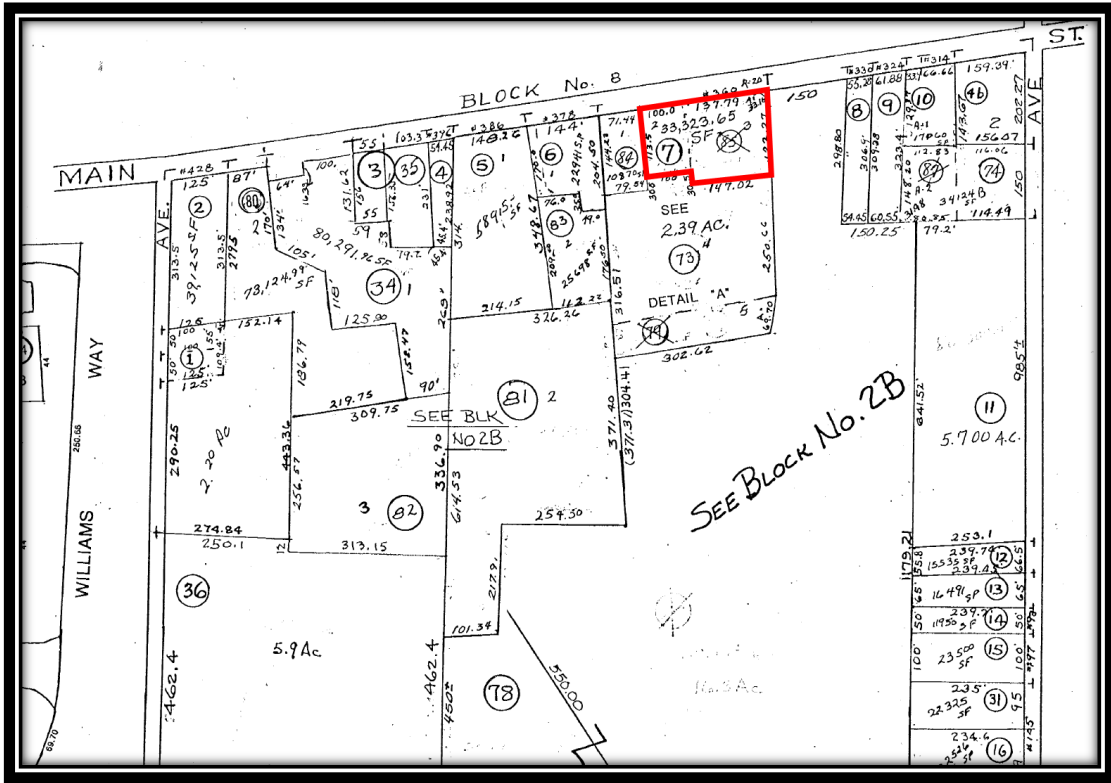
Lower Level Floor Plan

2814 sq ft

available



Tax Map and Aerial View

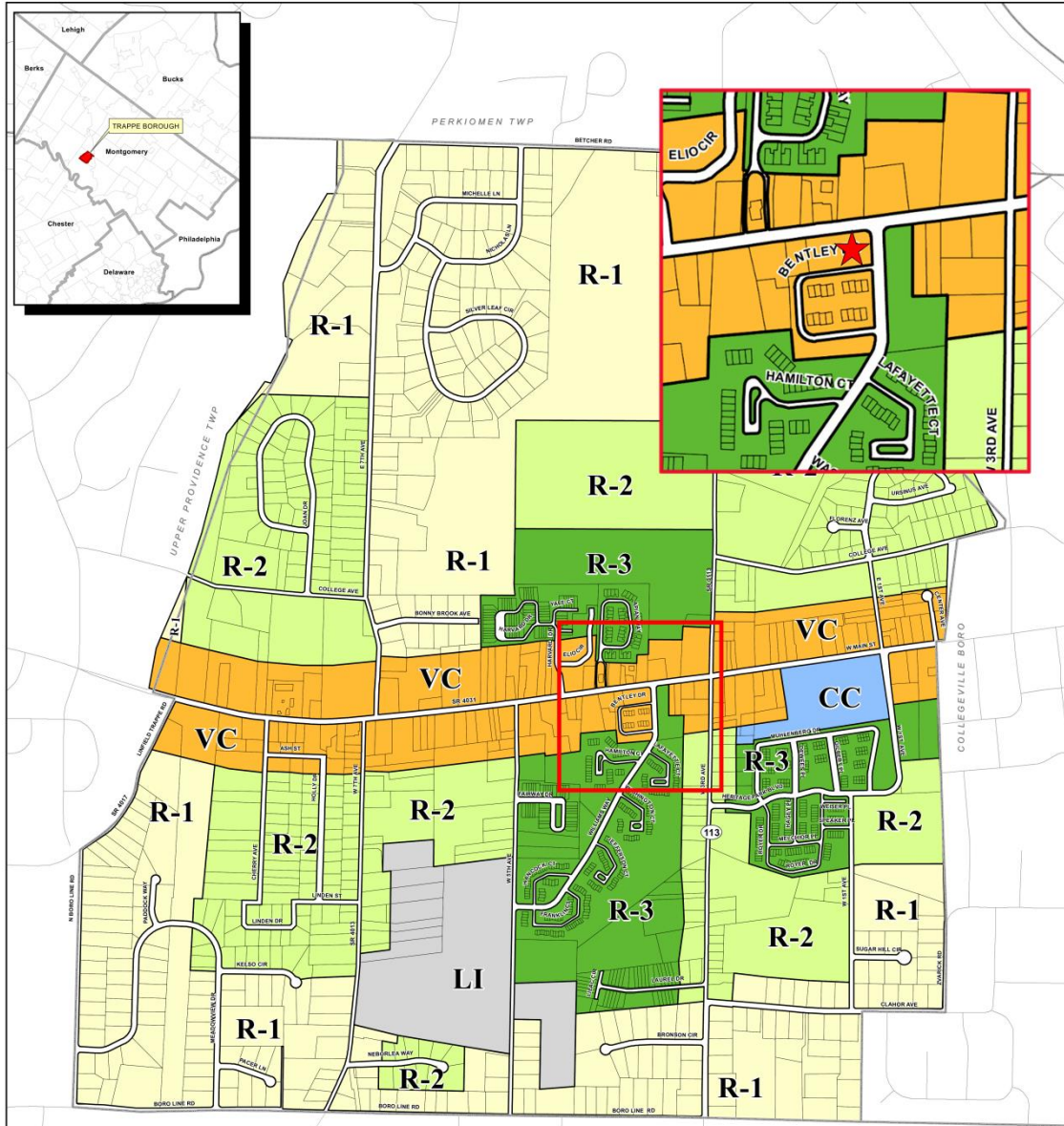
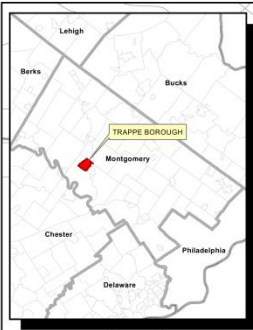


Property Information

Tax ID:	23-00-00645-007 / Block / Unit: 002 - 085
Size (sq ft):	8,442 sq ft including finished lower level
Year Built:	2005; ADA compliant
Lot Size:	33,323.65 square feet, 0.78 Acres (condominium)
Parking:	Parking lot for 30+ cars; shared with office building next door.
Zoning:	VC (Village Commercial)
Utilities:	Public water/sewer
Construction:	Masonry with Stone and Stucco finishes.
Roof:	Pitched asphalt shingle with dormers.
Windows:	Double hung insulated vinyl
HVAC:	Central air with propane fired furnace. Separate unit for each floor.
Interior finishes:	Interior finishes are painted drywall, with carpeted floors throughout offices and cubicles. The restrooms have vinyl flooring and the entryway is ceramic tile. The ceilings throughout are acoustic tile with inset fluorescent lighting.
Ownership:	Property is an office condominium with the building next door. They share parking lot space, snow removal, trash service and lawn care.

Borough of Trappe

Official Zoning Map



Legend

ZONING DISTRICTS

	R-1 Low Density Residential
	R-2 Medium Density Residential
	R-3 High Density Residential
	VC Village Commercial
	CC Community Commercial
	LI Light Industry

NOTES:

- Zoning information is per Trappe Borough Zoning Map prepared by Robert E. Blue Consulting Engineers, P.C., last revised May 2, 2000 per Ordinance No. 348.
- The Parcel Base Map acquired from the Montgomery County Planning Commission/ Board of Assessment/Appeals, June 2006.
- The individual lot lines, assessments and rights-of-way are shown on this map as a courtesy only, and are not warranted to be accurate depictions of the actual boundaries. In the event the actual lot lines for a parcel of property based on the legal description of record in the Montgomery County Recorder of Deeds Office differ from what is depicted on this Zoning Map, the actual lot lines based upon the recorded legal description control over the lot lines as shown on this Zoning Map.

OFFICIAL ZONING MAP
 TRAPPE BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

TRAPPE BOROUGH
 525 West Main Street, Trappe, PA 19426
 610-489-7181; 610-489-8827 fax
 TrappeBorough.com

SCALE: 1" = 400' DATE: 11/03/2008 0 225 450 900 Feet

Zoning:

Article VII. VC Village Commercial District

§ 340-27. Purpose; applicability.

[Amended 6-14-1996 by Ord. No. 315]

The VC Village Commercial District is intended to establish reasonable standards for a variety of residential and nonresidential uses within the Main Street village corridor, in conformance with the following objectives:

- A. Retain and enhance the historic and other desirable village characteristics of the Main Street corridor to the greatest extent possible, including its buildings, mature street trees, and landscaped spaces in front of and between existing buildings.
- B. Allow building conversations and multiple uses that maintain the architectural scale and character of existing development, to encourage retention of existing buildings.
- C. Permit a variety of uses that can be accommodated by existing structural types, lot sizes, and other physical and visual attributes of properties in the district.
- D. Permit uses that do not attract large volumes of traffic or frequent customer turnover.
- E. Prohibit strip-type and highway-oriented commercial appearance, incongruous architectural styles, excessive building or impervious coverage, and nonessential curb cuts.
- F. Encourage shared use of access driveways to reduce the total number of driveways, minimize the number of new driveways, and provide more efficient access and traffic flow.
- G. Encourage parking in side or rear yard areas, and encourage adjoining properties to share parking.
- H. Require sufficient pedestrian access from the street and parking areas to the various permitted uses.
- I. Minimize visual and functional conflicts between residential and nonresidential uses within the district, and protect abutting residential districts from adverse impacts.

§ 340-28. By-right uses.

[Amended 10-2-1979 by Ord. No. 183-F; 12-5-1983 by Ord. No. 183-H; 3-1-1988 by Ord. No. 250; 12-6-1988 by Ord. No. 256; 6-14-1996 by Ord. No. 315]

The following uses shall be permitted in compliance with the intensity and dimensional standards of §§ 340-31 and 340-32 herein:

- A. Single-family detached dwelling.
- B. Bed-and-breakfast.
- C. Family day-care home.

Zoning (continued):

D. Accessory uses customarily incidental to the above uses.

§ 340-29. Conditional uses.

[Amended 3-1-2005 by Ord. No. 382; 6-14-1996 by Ord. No. 315]

The following uses are permitted only when approved by Borough Council as conditional uses, in compliance with the intensity and dimensional standards in §§ 340-31 and 340-32 herein, and the conditional use standards and criteria in § 340-33 herein.

A. Class 1 uses:

- (1) Two or more dwelling units in one building or on one lot, excluding townhouses.
- (2) Group day-care home, or day-care center.
- (3) Group home, club, lodge, or residential club.
- (4) Hotel, inn, or restaurant, not including fast food.
- (5) Offices, retail shops or personal service shops.
- (6) Bank or financial institution.
- (7) Repair shop for electronic equipment and/or small appliances (carry-in).

B. Class 2 uses:

- (1) Funeral home.
- (2) Place of worship, school.
- (3) Nursing home, personal care facilities, hospital, sanitarium, public residential institution.
- (4) Borough administrative building, community center, public park or any similar use.

C. Accessory uses customarily incidental to the uses listed above, including home occupations.

§ 340-30. Prohibited uses.

[Amended 10-2-1979 by Ord. No. 183-F; 9-5-1989 by Ord. No. 261; 6-14-1996 by Ord. No. 315; 4-7-1998 by Ord. No. 334]

In support of the legislative intent of this article, the following uses are prohibited:

A. Outdoor display, sales or storage of materials or equipment, except for garden shops/nursery stock, when placed to the rear or side of buildings.

B. Manufacturing.

C. Gas stations of any kind.

D. Indoor and outdoor places of amusement, such as, but not limited to arcades and miniature golf.

Zoning (continued):

E. Automobile or other vehicle sales, service, storage, and/or repair agencies for new, used or junk vehicles.

F. Convenience food stores.

G. Beverage distributors.

H. Car washes.

I. Building supplies; bulk storage.

J. Warehouses, mini-warehouses.

K. Adult uses.

L. Industrial uses.

[Added 4-7-1998 by Ord. No. 334]

M. Fraternity house.

[Added 3-1-2005 by Ord. No. 382]

N. Uses of similar nature to the uses listed in Subsections A through M above.

MUNICIPALITY INFORMATION

Trappe Borough

2010 Population:	3,509
2010 Median Household Income:	\$67,500
2010 Total Housing Units:	1,351
Area:	2.21 Square Miles
Public School District:	Perkiomen Valley School District
Area Hospitals:	Phoenixville Hospital, Eagleville Hospital
Library:	Myrin Library at Ursinus College
Chamber of Commerce:	Perkiomen Valley Chamber of Commerce

European settlers arrived in the area of Trappe in the early 18th century and included many German immigrants. They had landed at the port of Philadelphia and moved west where land was available. The town gets its name from the Trappe Tavern. Because Trappe is located about halfway between Reading and Philadelphia, there were usually several taverns in operation to serve the many travelers and wagoners who needed meals and overnight lodging. It was officially called the Sign of the Three Crowns, but was better known by its nickname, "the Trap." It was not until the 1800s that the spelling changed to Trapp and then Trappe. The present Trappe Tavern was in operation by the late 1700s, when it was known as the Fountain Inn.

The Borough is located in central Montgomery County, about a one-hour drive from center city, Philadelphia, and encompasses 2.24 square miles. While primarily a bedroom community, Trappe possesses modest agricultural, industrial, and commercial uses. The Borough's main thoroughfare, West Main Street, boasts many retail and specialty shops which are reminiscent of the quaint country villages that once dotted the Pennsylvania landscape.

The homestead of Frederick Muhlenberg, signer of the Bill of Rights and first Speaker of the United States House of Representatives is in Trappe. It is also home to the Henry Melchior Muhlenberg House, which is listed on the National Register of Historic Places. The building has been restored and is operated as a museum by the Historical Society of Trappe, Collegetown, Perkiomen Valley, Inc.

The Borough was settled in 1717 and formally incorporated in 1896. Borough government consists of an elected Mayor and a seven Member Council. A professional Borough Manager is responsible for day-to-day administration of the Borough.

A PERSONAL INTRODUCTION TO OUR ORGANIZATION...

Joseph M. Basile, founder of J.M. Basile & Associates, Inc., has 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 has leased or sold in excess of Five Million square feet of Commercial, Office and Industrial Real Estate. He was formerly 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 attained 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.

Fred Rehhausser, Office Manager is the newest member of our firm. His responsibilities include all company financial matters, property management and administrative assistance. Fred brings over ten years experience in residential real estate and office management to JM Basile & Associates and worked as a process engineer in heavy industry before that.

J. M. Basile & Associates, Inc., Commercial & Industrial Realtors serving the Greater Chester, Delaware, and Montgomery County areas, are strategically located in King of Prussia. 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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COMMERCIAL & INDUSTRIAL REALTORS

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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 80,000 commercial real estate practitioners nationwide, only 4,200 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.