

THE FACTORY ON MAIN

220 N MAIN STREET
SELLERSVILLE, PA



57,590 SF DOWNTOWN RETAIL CENTER UNITS FROM 1,200 SF

REPRESENTED BY
THE FLYNN COMPANY

MICHAEL BORSKI, JR., SIOR
MBORSKIJR@FLYNNCO.COM
215-561-6565 X 119

MARK PAWLOWSKI
MPAWLOWSKI@FLYNNCO.COM
215-561-6565 X 146

ANDY PANCOAST
APANCOAST@FLYNNCO.COM
215-561-6565 X 125

IDEAL OPPORTUNITY FOR:



BREWERY



DISTILLERY



RESTAURANT



RETAIL

- Units from 1,200 SF-25,000 SF, flooded with natural light
- Located in walkable downtown residential neighborhood, steps from anchor attractions in Sellersville- the Washington House Hotel and Restaurant, and Sellersville Theater, along with several other retail locations.
- Renovations recently completed by new ownership
- Ample parking and private entrances
- Sprinklered and climate controlled
- Condo sales available
- Zoned Sellersville Borough- Borough Core District (see details on next page)



In walkable Sellersville Borough,
steps from Sellersville Theater

The
Flynn
Company



PROPERTY DETAILS

- Recent renovations include:
 - Landscaping package
 - Exterior paint and masonry repair
 - Interior whitebox painting
 - New LED lighting
- Units on Main Street are filled with natural light from new large bay windows



ZONING

Use regulations. A structure may be erected or used and a lot may be used or occupied for any of the following uses and no other.

Principal uses shall be as follows:

(a) Residential.

- [1] One-family dwelling;
- [2] Twin dwelling.
- [3] Duplex dwelling.
- [4] Townhouse dwelling;
- [5] Multiple dwelling

(b) Institutional.

- [1] Business colleges, trade schools, music and dancing schools and similar organizations.
- [2] Churches.
- [3] Clubs.
- [4] Cultural facilities.
- [5] Day-care facility;
- [6] Nursing home;
- [7] Personal care facility;
- [8] Police and fire stations;
- [9] Public and private noncommercial recreation facilities.

(d) Industrial.

- [1] Contractors' offices and storage.
- [2] Manufacturing, assembling, processing and repair.
- [3] Warehousing and distribution, including wholesale business.
- [4] Research or testing laboratories.

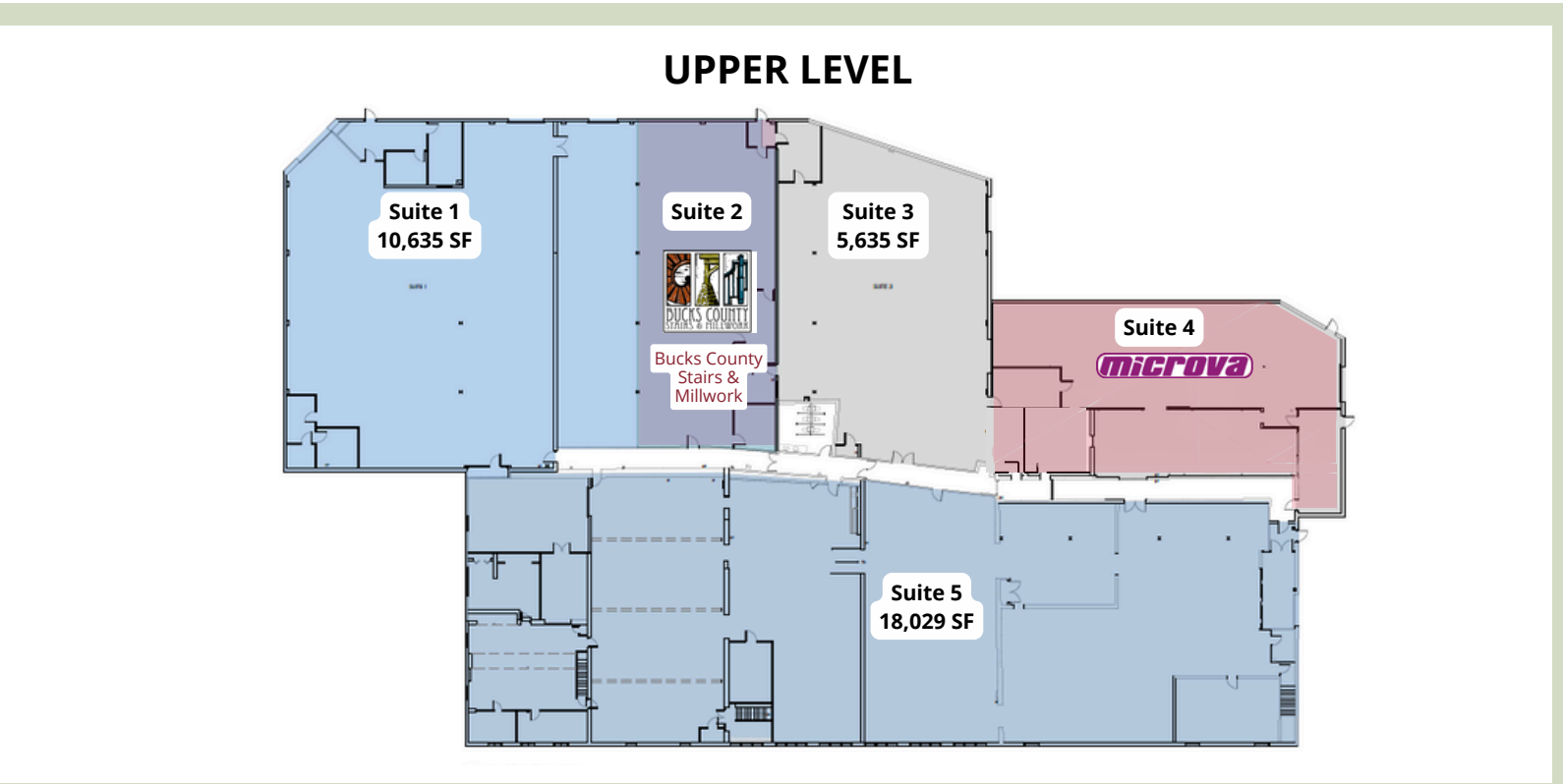
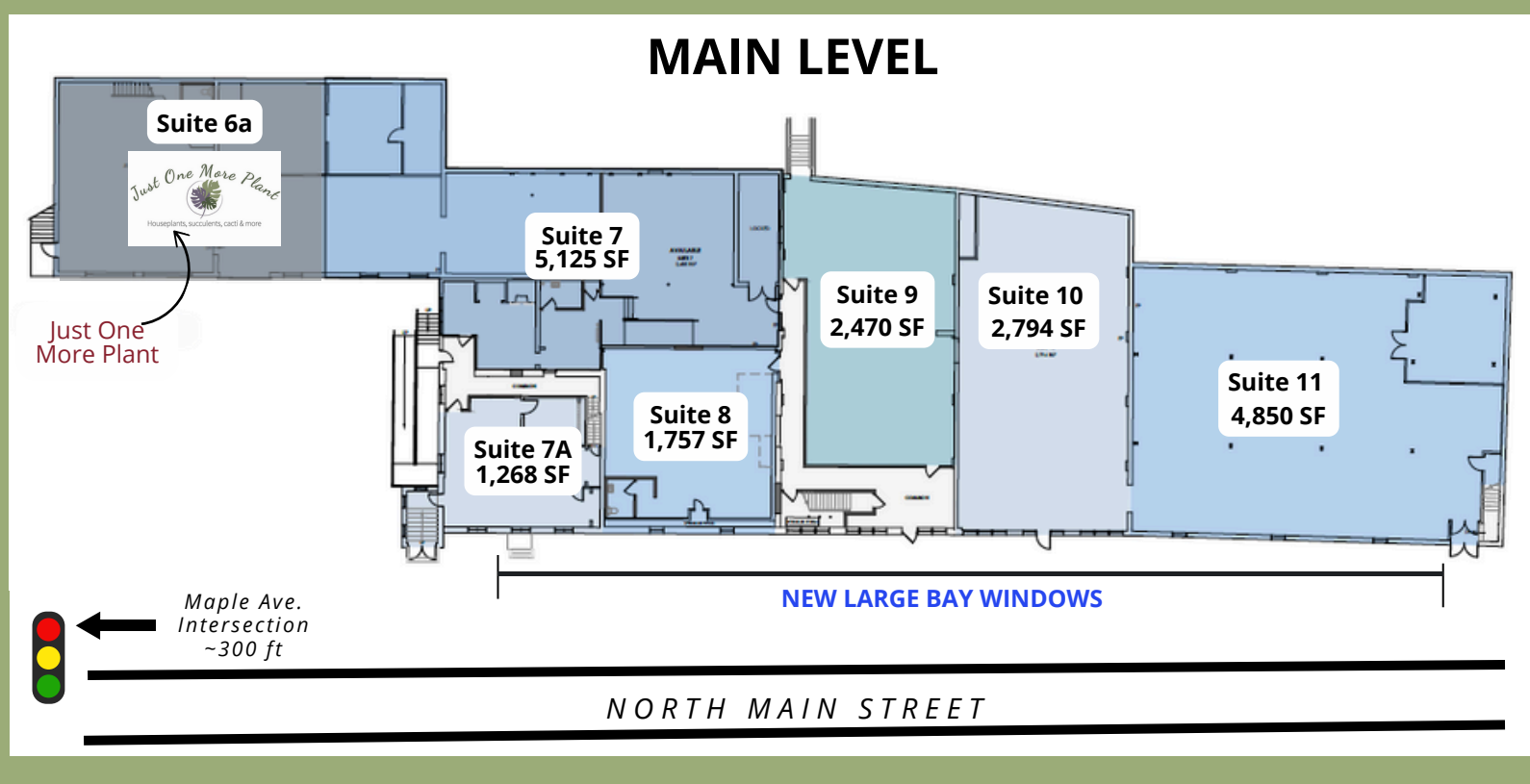
(c) Commercial.

- [1] Business, professional, public service and financial offices**
- [2] Business service establishments;
- [3] Commercial recreation and entertainment facilities;**
- [4] Department store.
- [5] Hotels and motels;
- [6] Monument and burial vault dealers.
- [7] Mortuaries; see § 160-45.
- [8] Gasoline dispensing facility;
- [9] Motor vehicle service stations;
- [10] Personal service establishments;
- [11] Quick-service restaurants;**
- [12] Retail stores and businesses;**
- [13] Sit-down restaurants and taverns;**
- [14] Veterinary office or hospital;
- [15] Adult bookstores and theaters;
- [16] Nightclubs

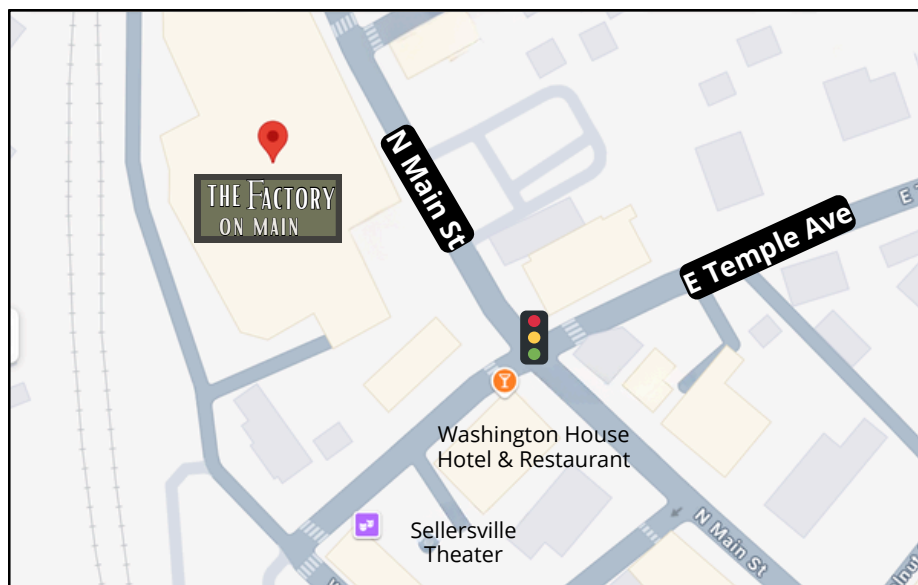
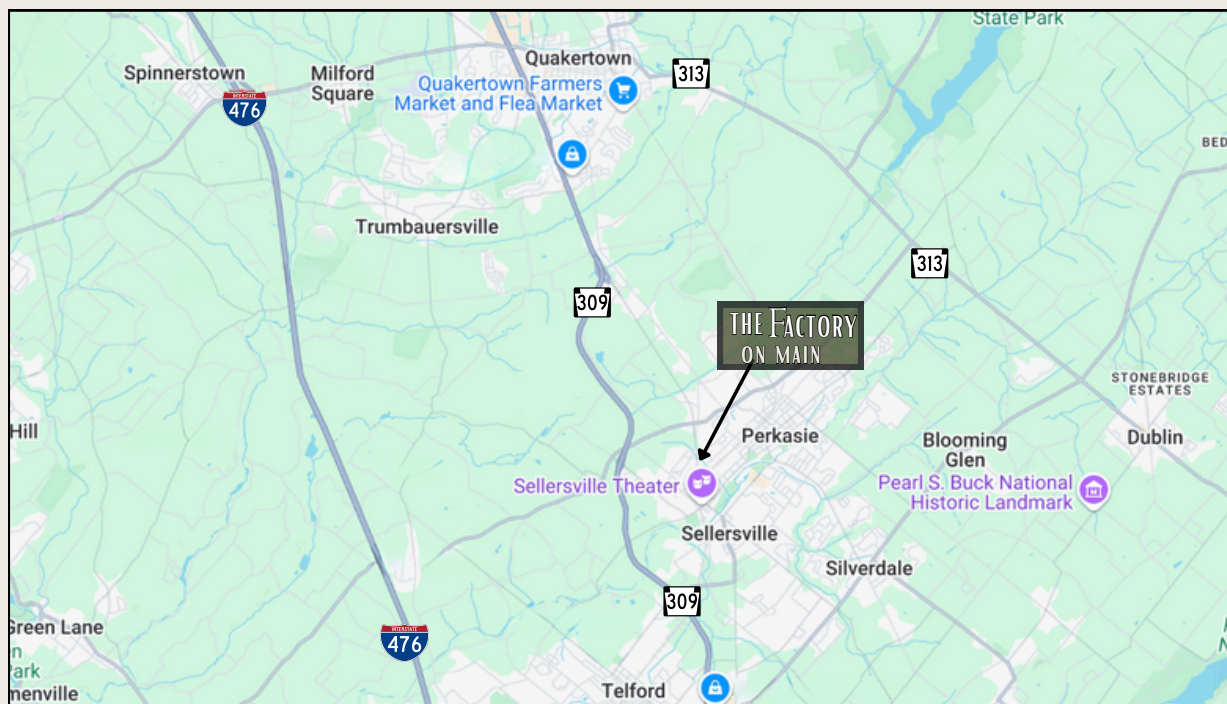
(e) Utilities and transportation.

- [1] Bus, taxi and rail terminals.
- [2] Community garage or parking lot;
- [3] Principal supply utilities;
- [4] Sewage facilities.
- [5] Non-tower-based wireless communications facility;
- [6] Tower-based wireless communications facility in the public right-of-way

FLOOR PLAN



LOCATION



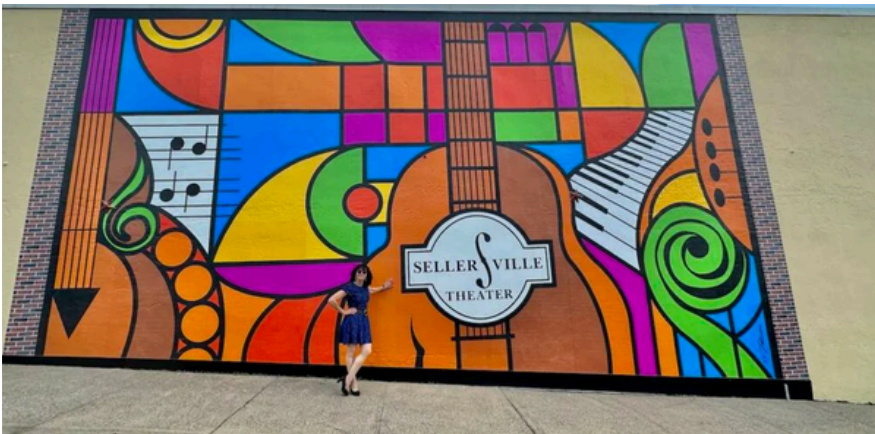
Current Tenants:

Just One More Plant
Bucks County Stairs & Millwork
Microva Corporation

Nearby Businesses within 1/3 mile

Washington House Hotel & Restaurant
Sellersville Theater
Thriving Hive Tea Room
Cafe at The Mill
Seychelles Salon and Day Spa
Modern Male Barbershop
Sweet Pearl Photography
US Postal Service
Johnny Roc's Pizza
Pennridge Dental Associates
Kestrel Collective Tattoo
Lake Lenape Park

ADDITIONAL PHOTOS



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is subject to errors, omissions, change of price, prior sale, lease, financing, withdraw without notice or other conditions.