



ATLAS
REALTY ADVISORS

FOR SALE

MIXED USE BUILDING WITH INDUSTRIAL WAREHOUSE



620-624 W MAIN STREET | NORRISTOWN, PA 19401

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective tenants may require to evaluate a lease for all or a portion of the Property.

The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information may include estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

All renderings, floor plans, and architectural drawings of the subject property are for demonstration purposes only and may not reflect the finished construction of the property.

This Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective tenants. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Atlas Realty Advisors, LLC. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive lease delivered by the Owner.



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PROPERTY INFORMATION

624 W. MAIN STREET - WAREHOUSE

PROPERTY HIGHLIGHTS

- ⌘ Expansive open floor plan with 18' ceilings and no columns - ideal for warehouse/manufacturing
- ⌘ Partially modernized with new roofs (2024), Basement Heat (2023), and full commercial rewiring
- ⌘ Versatile 3-floor layout with separate electrical service per floor - perfect for multi-tenant use
- ⌘ Loading access with covered dock, forklift ramp, and secure fenced perimeter
- ⌘ Historic charm with modern infrastructure - all new windows and doors, with various renovations

LOCATION HIGHLIGHTS

- ⌘ Direct access to US-202 (1 mile) and I-276/PA Turnpike (3 miles), providing easy connection to Philadelphia and King of Prussia
- ⌘ Located in densely populated Montgomery County (850,000+ residents), with 250,000+ people within a 5-mile radius
- ⌘ Walking distance to Norristown Transportation Center, offering regional rail service to Philadelphia and surrounding areas
- ⌘ Positioned in Norristown's commercial corridor, minutes from Montgomery County Courthouse and surrounded by retail, dining, and professional services



PRICING:

Sale Price:	(Mansion & Warehouse Combined): \$799,000
Taxes:	\$18,327

PROPERTY INFORMATION:

Building Size (WH Only):	17,000 +/- RSF
Lot Size:	0.87 +/- Acres
Year Built:	1925 Recent Renovations
Total Floors:	3
Main Floor Area:	3,680 +/- RSF
Second Floor Area:	3,680 +/- RSF
First Floor Ceiling Height:	18'
Power:	3-Phase 240V
Loading:	Covered dock + ramp
Parking:	Fully Fenced and Secured On-site lot
Zoning:	Mixed-Use District
Municipality:	Norristown Borough

PROPERTY INFORMATION

624 W. MAIN STREET - MANSION

PROPERTY HIGHLIGHTS

- ⌘ Stunning 1895 historic mansion with original architectural details including 50' covered porch and stone exterior
- ⌘ Exceptional craftsmanship featuring oak paneled center hall, 35' high oak stairwell, and custom stained glass
- ⌘ Elegant first floor with 11' ceilings, mahogany and oak pocket doors, and three gas fireplaces
- ⌘ Modern infrastructure upgrades including Cat 5 wiring, separate breaker boxes per floor, and sprinkler system
- ⌘ Recently improved with new porch and sunroom roofs (2024) and freshly painted windows



PRICING:

Sale Price:	(Mansion & Warehouse Combined): \$799,000
Taxes:	\$18,327

PROPERTY INFORMATION:

Year Built:	1895
Building Size:	15,000 +/- SF
Construction:	Stone exterior
First Floor Ceiling Height:	11'
Height:	10'
Total Floors:	3 + basement
Total Bathrooms:	5.5
Interior Features:	Center hall design
Fireplaces:	4 (3 gas, 1 wood)
Window Type:	Original with 2024 paint
Notable Features:	Mercer tile fireplace
Recent Updates:	2024

PROPERTY INFORMATION

620 W. MAIN STREET

PROPERTY HIGHLIGHTS

- ⌘ Unique redevelopment opportunity in historic Victorian
- ⌘ Situation directly on W Main St with over 49 ft of frontage
- ⌘ Additional .33 Acres of land, which can provide additional value for a portfolio buyer



PRICING:

Sale Price:	\$299,000
Taxes:	\$6,339

PROPERTY INFORMATION:

Building Size:	5,000 SF
Lot Size:	0.33 Acres
Year Built:	late 1880
Utilities:	Public water / Sewer / Gas

EXTERIOR PHOTOS



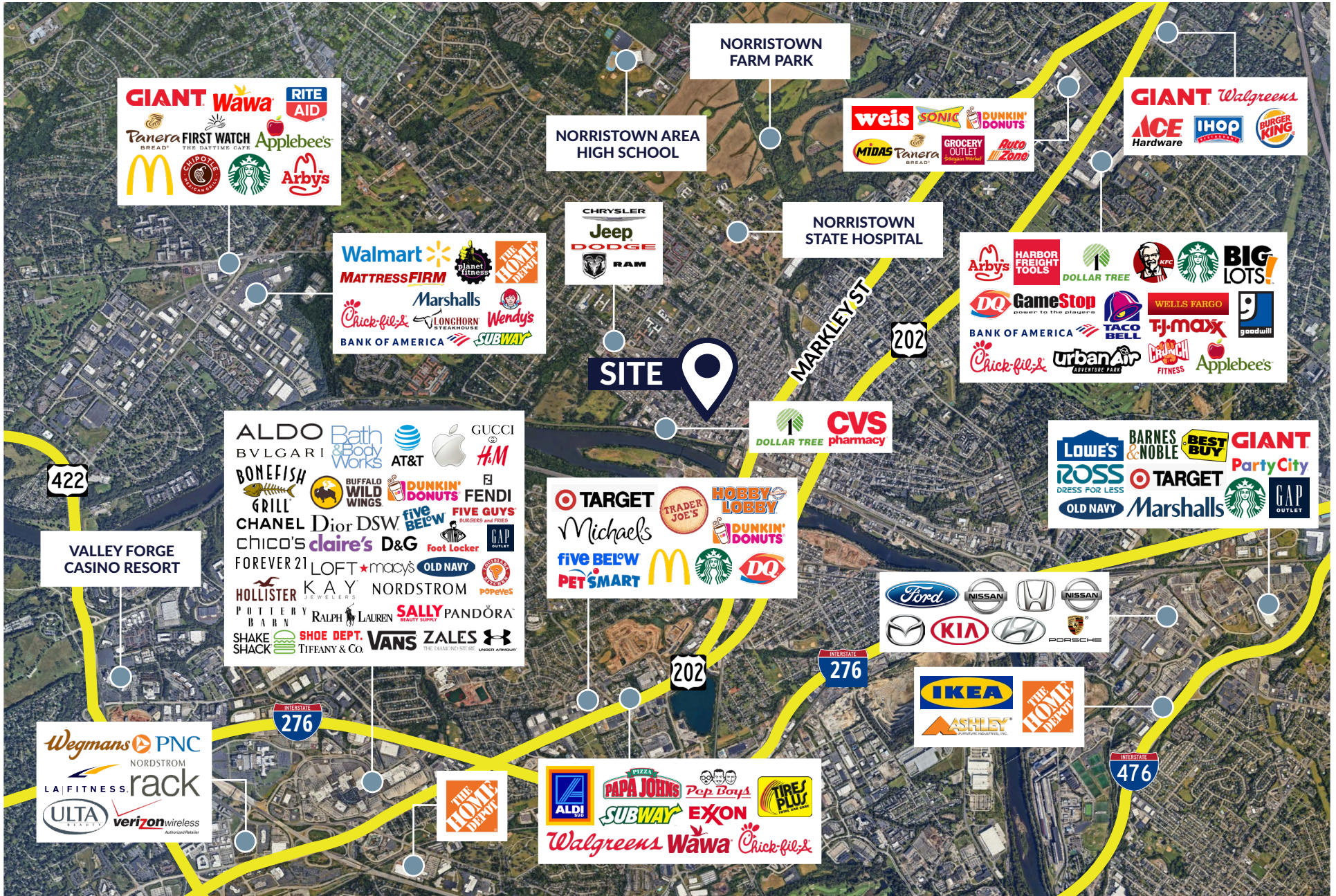
INTERIOR PHOTOS



AERIAL VIEW



AMENITY MAP



ZONING | MIXED-USE DISTRICT

Permitted Uses

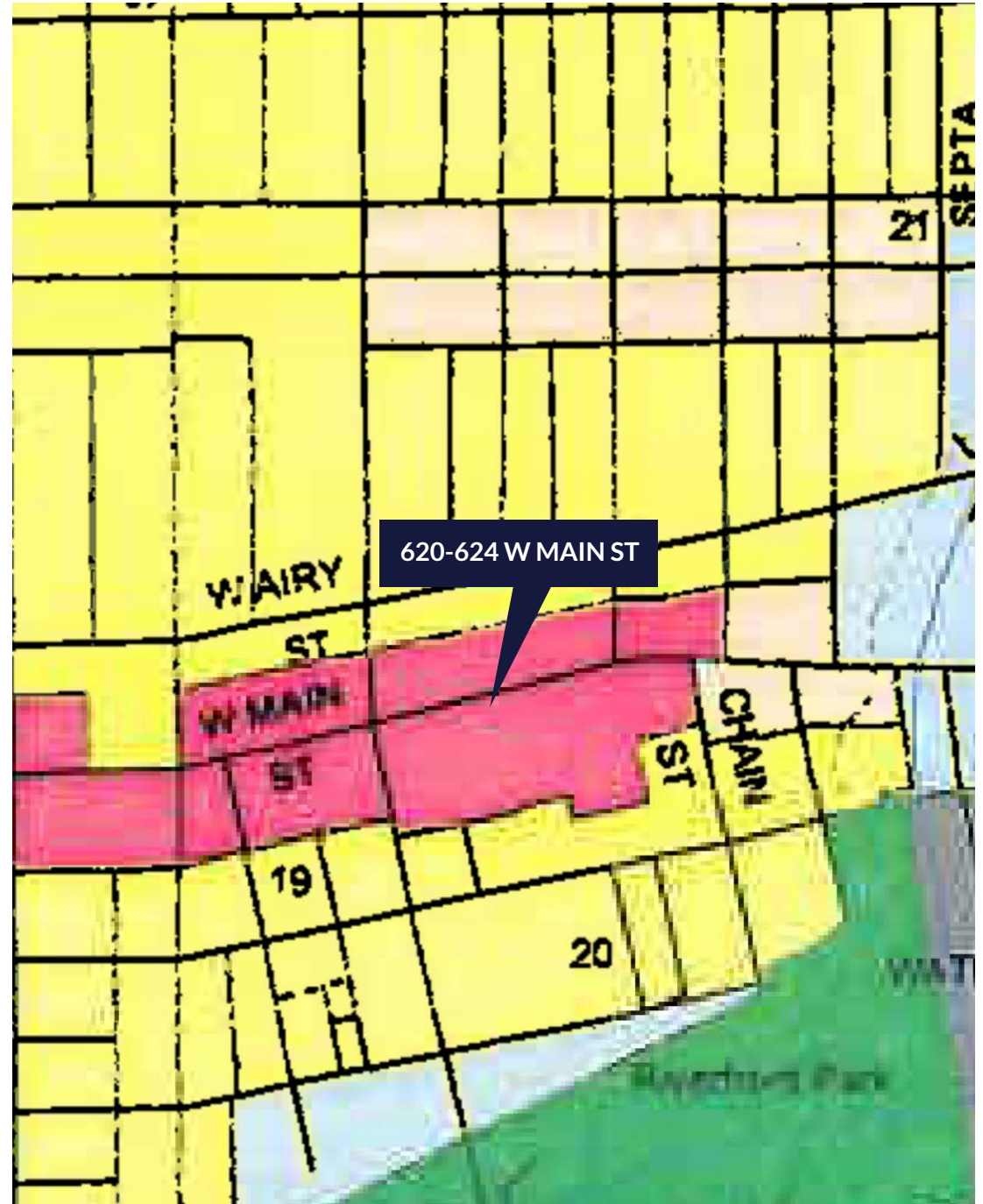
A building may be erected or used or occupied by any of the following purposes and no other as per the following. To determine allowable housing types on each block (see § 320-11 for definition of "block"), not less than three residential buildings of the same housing type from the list below must currently exist on the block. For the purpose of this district, two individual twin dwelling units sharing a common wall shall constitute a single building. All other housing types, or those housing types listed below that comprise two or fewer buildings on the block, are not permitted, and shall be considered nonconforming on the block on which they are located.

1. Single-family detached dwelling.
2. Twin dwelling.
3. Duplex dwelling provided that the dwelling was designed and originally constructed as such.
4. The following residential mixed-use conversions:
 - a. Professional office for the practice of medicine, law, engineering, architecture or design, real estate, insurance or financial consultation or other such similar professions.
 - b. Studio for photography, music or dance.
 - c. Retail store for the sale of groceries ("mini-markets"/bodegas), dry goods, variety merchandise, flowers, books, crafts or other household supplies.
 - d. Personal service shop, including barbershop, hairdresser, dressmakers, shoe repair, tailor.
 - e. Limited restaurant selling commercially precooked, preheated, or microwaved food.
 - f. Funeral home.
 - g. Coffee shop, tearoom or internet cafe.
8. Accessory uses on the same lot with and customarily incidental to any principal use permitted by this section, including no-impact home-based business.
9. Up to three amusement devices as an accessory use to a permitted residential mixed-use conversion permitted in this section, according to the regulations of § 320-271, Amusement devices.

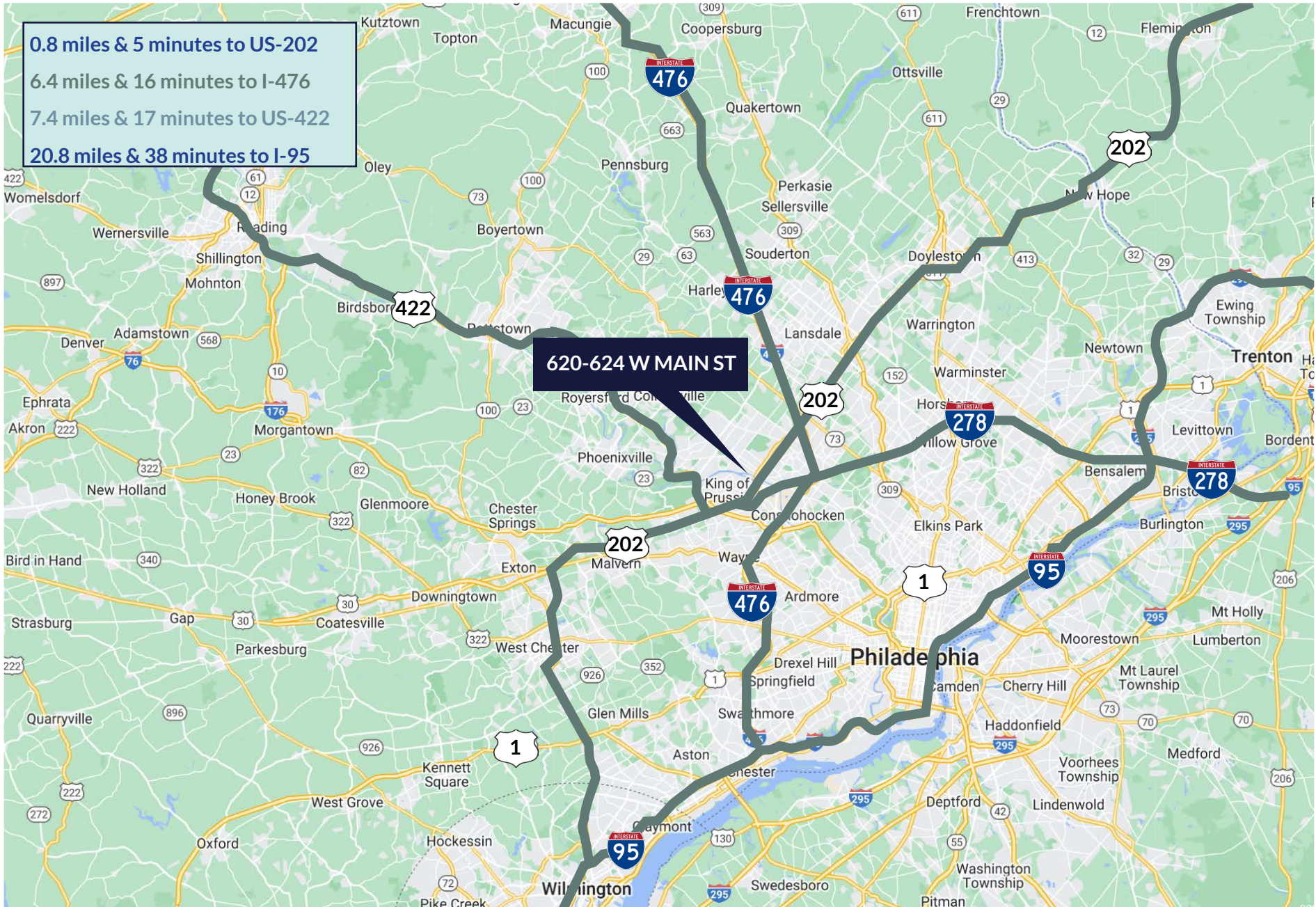
Special Exception

Any of the following uses when authorized by the Zoning Hearing Board pursuant to Article XXI, Special Exceptions, and the criteria contained herein.

1. Conversion of an existing residential building where the commercial use occupies more than one floor after conversion.
2. Stand-alone commercial/office uses such as:
 - a. General retail commercial establishments for the sale of dry goods, variety merchandise, and hardware.
 - b. Drugstores with drive-through facilities
 - c. Banks with drive-through facilities
 - d. Restaurants with drive-through facilities
 - e. Laundromats.
 - f. Professional offices.
 - g. Arcade or place of business with four or more amusement devices, according to the regulations of § 320-271, Amusement devices.



REGIONAL MAP



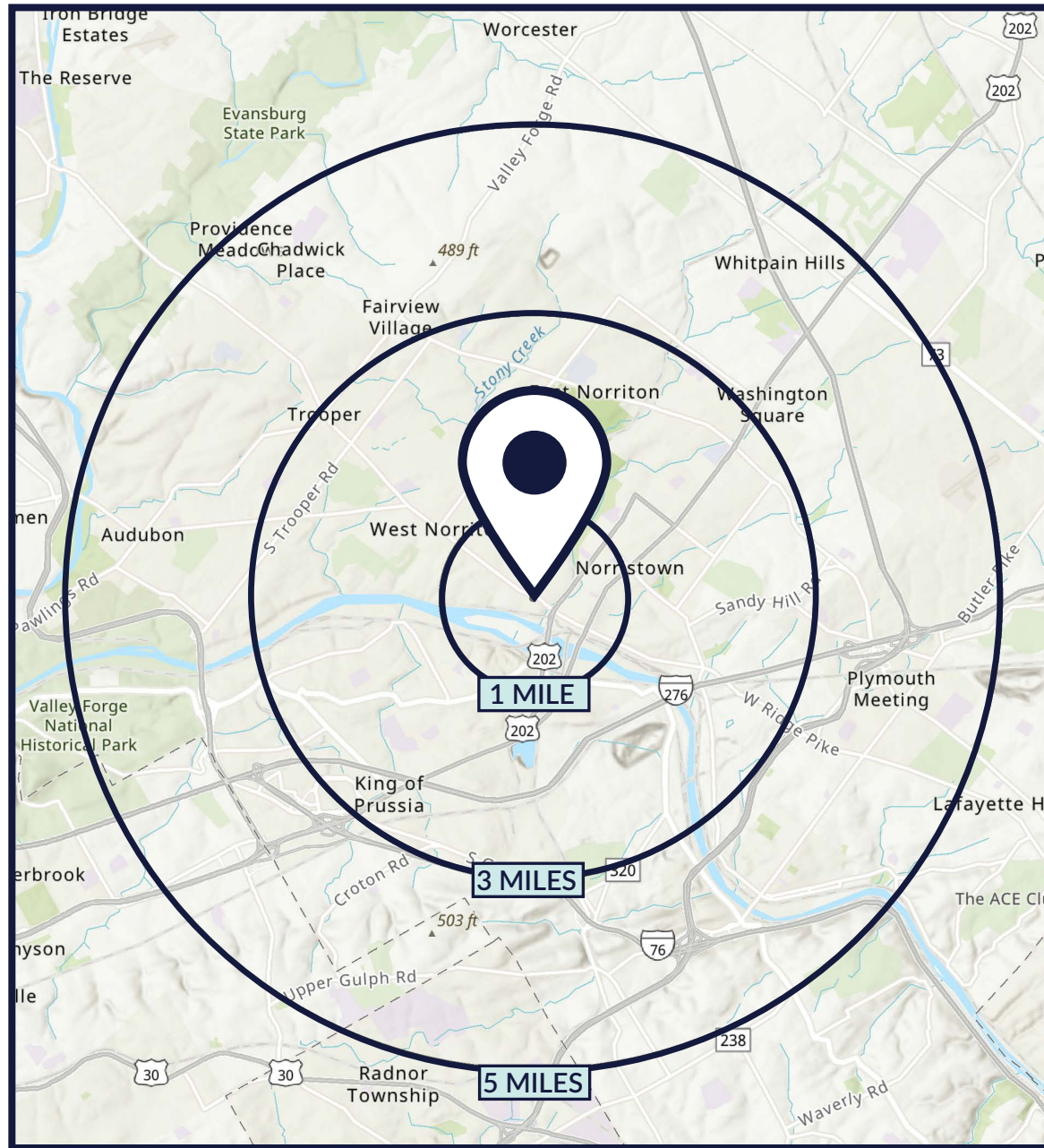
DEMOGRAPHICS

2024 Summary

	1 Mile	3 Mile	5 Mile
Population	27,593	97,338	193,859
Households	10,011	38,696	78,248
Average Household Size	2.69	2.46	2.40
Owner Occupied Housing Units	3,903	22,277	47,547
Renter Occupied Housing Units	6,108	16,419	30,701
Median Age	34.7	38.9	39.1
Average Household Income	\$77,575	\$111,915	\$145,325

2029 Summary

	1 Mile	3 Mile	5 Mile
Population	27,935	98,692	196,292
Households	10,190	39,510	80,086





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