

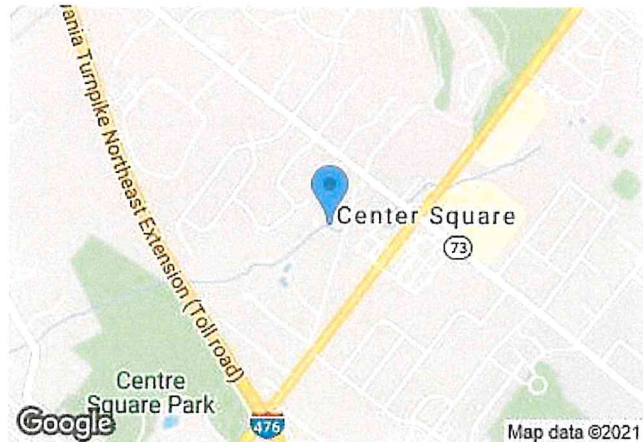
Agent Full

1486 Skippack Pike, Blue Bell, PA 19422

Active

Commercial Sale

\$6,500,000



Recent Change: **10/01/2021 : New Active : -->ACT**

MLS #:	PAMC2012854	Available SqFt:	871,200.00
Tax ID #:	66-00-06340-002	Business Use:	Other
Ownership Interest:	Fee Simple	Year Built:	1991
Sub Type:	Mixed Use		
Waterfront:	No		

Location

County:	Montgomery, PA	School District:	Wissahickon
MLS Area:	Whitpain Twp - Montgomery County (10666)		

Association / Community Info

Property Manager:	No	Association Recreation Fee:	No
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Taxes and Assessment

Tax Annual Amt / Year:	\$22,835 / 2021	Tax Assessed Value:	\$789,000 / 2021
School Tax:	\$17,445	Historic:	No
County Tax:	\$2,866 / Annually	Land Use Code:	4244
City/Town Tax:	\$2,525 / Annually	Block/Lot:	014
Clean Green Assess:	No		

Zoning: R1

Commercial Sale Information

Business Type:	Other	Potential Tenancy:	Multiple
		Building Total SQFT:	Assessor

Building Info

Building Total SQFT:	Assessor	Construction Materials:	Other
		Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT:	17.01a / 740956sf / Assessor	Lot Size Dimensions:	270.00 x 0.00
Fencing Y/N:	No	Lot Features:	Additional Lot(s), Backs to Trees, Cleared, Corner, Level, Other, Subdivision Possible
Location Type:	Suburban	Tax Opportunity Zone Y/N:	No

Ground Rent

Ground Rent Exists: No

Parking

Car Parking Spaces	100	Features:	Parking Lot
Total Parking Spaces	100		

Interior Features

Interior Features: Accessibility Features: None

Utilities

Utilities: Cable TV Available, Electric Available, Natural Gas Available, Phone Available, Sewer Available, Water Available, No Cooling, Cooling Fuel: None, Heating: None, Heating Fuel: Electric, Natural Gas, Hot Water: None, Water Source: Public, Sewer: Public Sewer

Remarks

Public: Trophy Location at the intersection of Route 202 and Route 73 in Blue Bell, PA. Prime real estate for sale in the heart of Whitpain Township! Twenty acres in total are for sale in one of the most attractive and well traveled locations in Blue Bell, PA. This parcel is being offered for sale with three purchase options. Option #1. Five acres with "senior short term living" approval for sale for \$5,000,000 (plans are attached and approved). Option #2. Fifteen acres for \$2,000,000 sketched and reviewed by the municipality for townhouses or additional expansion. Option #3. Both parcels above, together are offered for sale for \$6,500,000. Note: There may be an additional ten acres available that includes the intersection of Route 202 and Route 73. This is a great investment opportunity!

Listing Office

Listing Agent: [John Ohler](#) (3168280) (Lic# RM046237B) (610) 489-5900
Listing Agent Email: johnohlersr@gmail.com
Broker of Record: John Ohler (3168280) [Click for License](#)
Listing Office: [RE/MAX Achievers-Collegeville](#) (RMACHIEV) (Lic# Unknown)
1425 S Collegeville Rd Rte29, Collegeville, PA 19426-2957
Office Phone: (610) 489-5900 Office Fax: (610) 489-6483
Office Email: achieversoffice@achieverspa.com
Co-Listing Agent: [Nicole Roman](#) (Lic# RS223281L) (610) 308-9449
Co-Listing Agent Email: nroman@achieverspa.com

Showing

Appointment Phone: (610) 489-5900 [🕒 - Schedule a showing](#)
Showing Contact: Agent Lock Box Type: Call Listing Office
Contact Name: RE/MAX Achievers John E. Ohler Broker
Showing Requirements: 24 Hours Notice
Showing Method: In-Person Only
Directions: 363 North to 73 West to Route 202 (Property on Right).

Compensation

Buyer Agency Comp: 2.5% Of Gross Sub Agency Comp: 0% Of Gross
Transaction Broker: 2.5% Of Gross Dual/Var Comm: No

Listing Details

Original Price: \$6,500,000 Owner Name: Center Square Hotel Inc
Listing Agrmnt Type: Exclusive Right DOM / CDOM: 1 / 1
Prospects Excluded: No Original MLS Name: BRIGHT
Listing Service Type: Full Service Expiration Date: 09/30/22
Dual Agency: Yes
Sale Type: Standard
Listing Term Begins: 09/30/2021
Listing Entry Date: 10/01/2021
Possession: Immediate, Negotiable



Blue Bell
Country Club

HomeGoods

KOHL'S

W Skippack Pike

CVS pharmacy

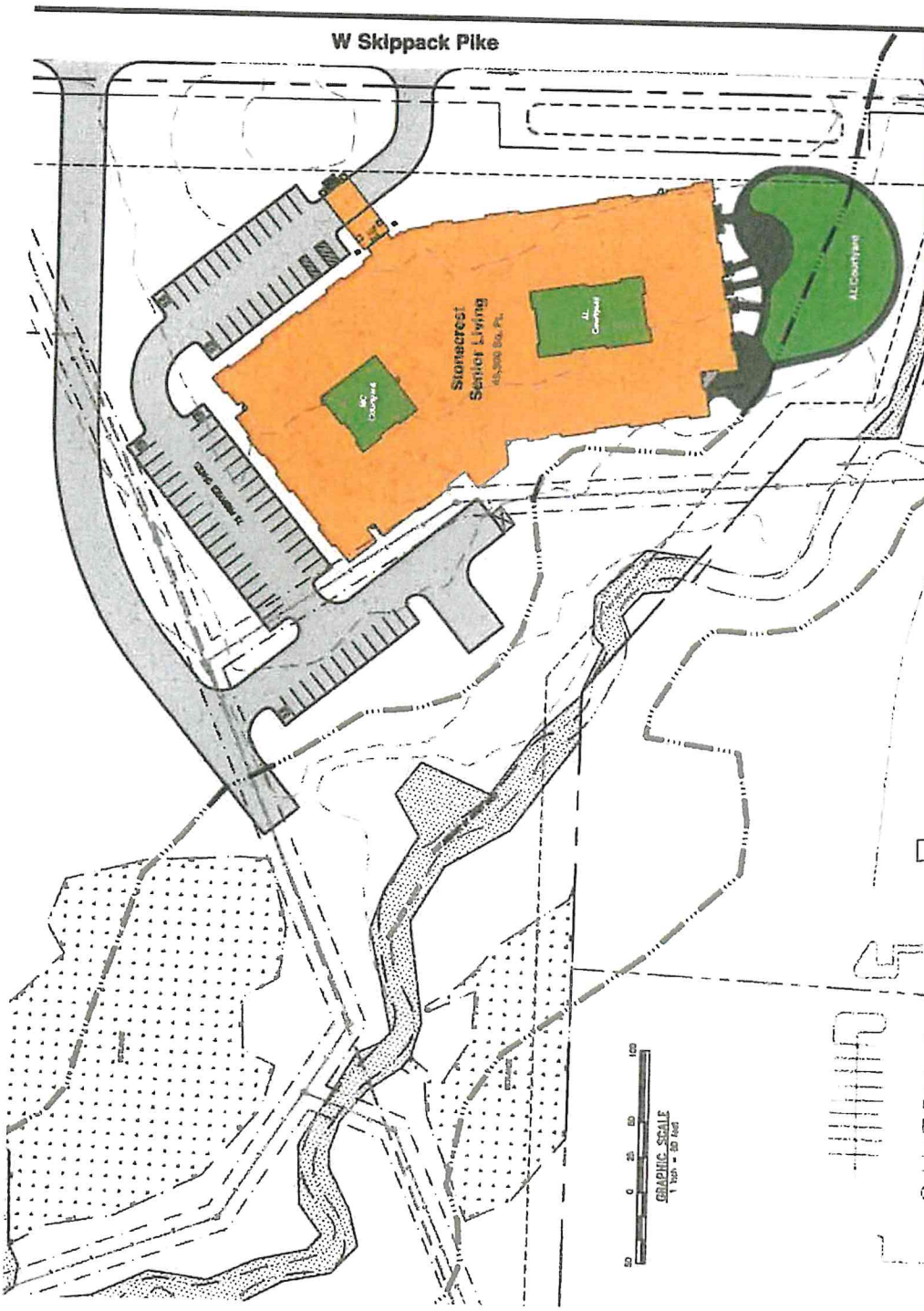
Dekalb Pike

Pennsylvania Turnpike Northeast Extension (I-476)

Centre Square Park

Saint Helena



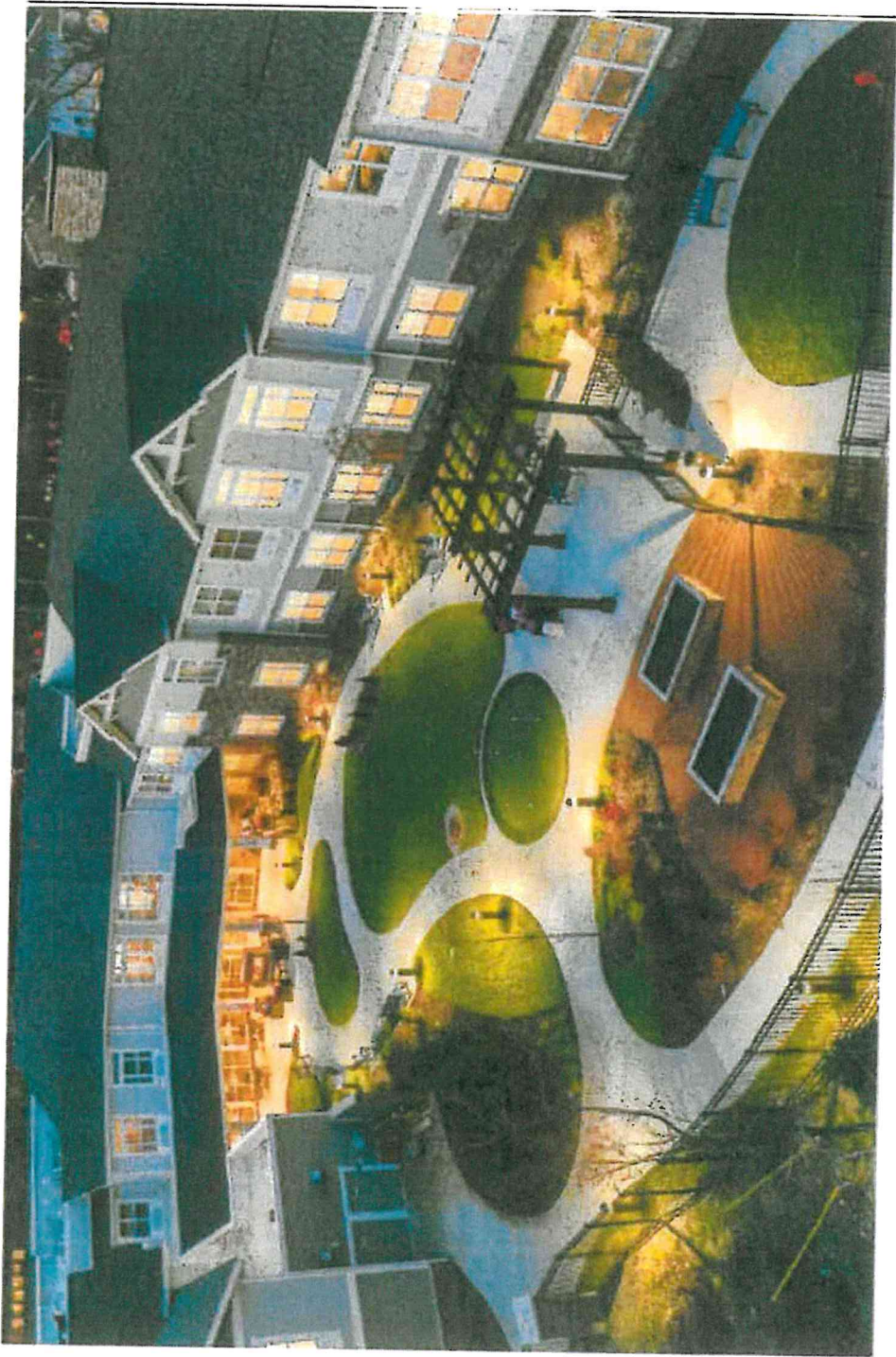


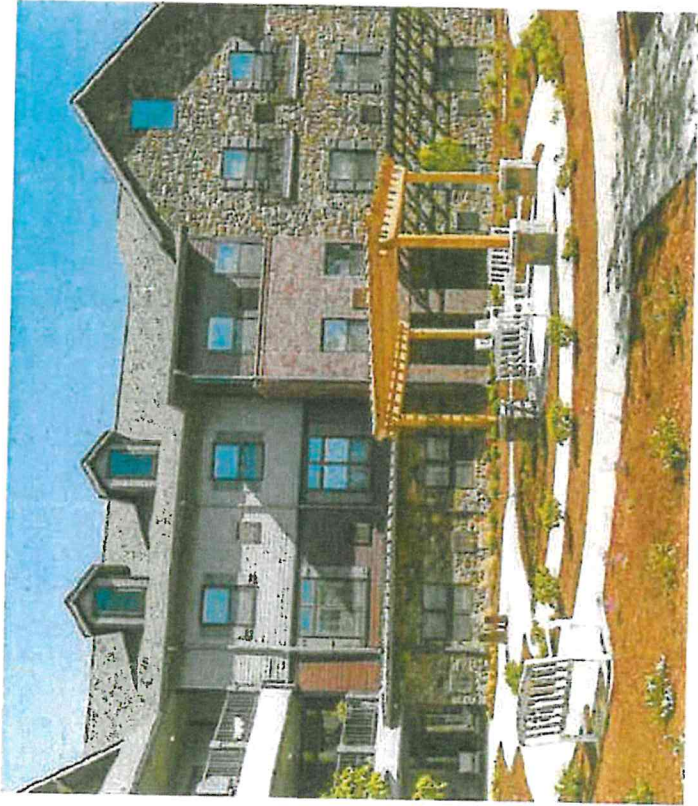
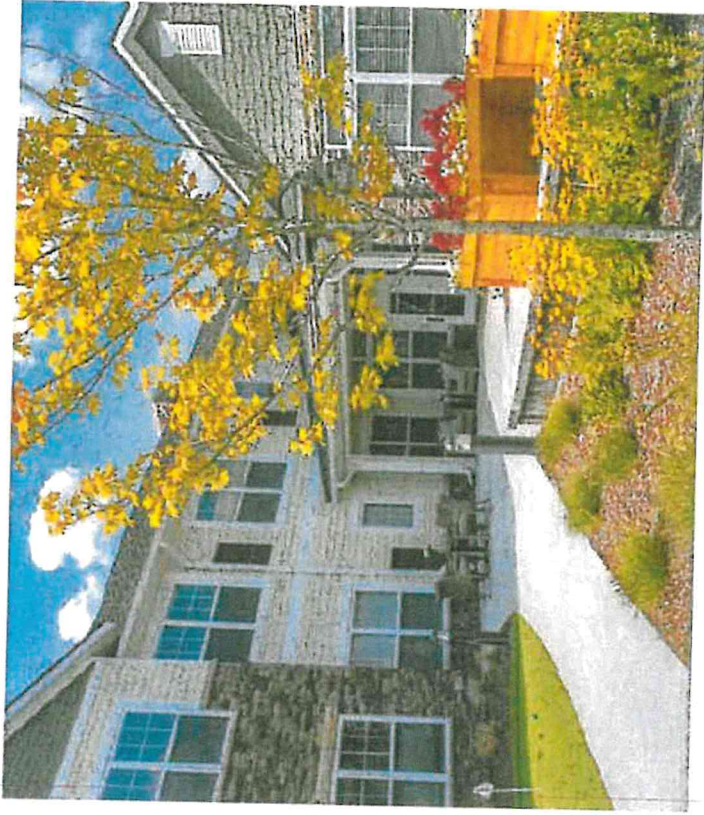
SITEPLAN

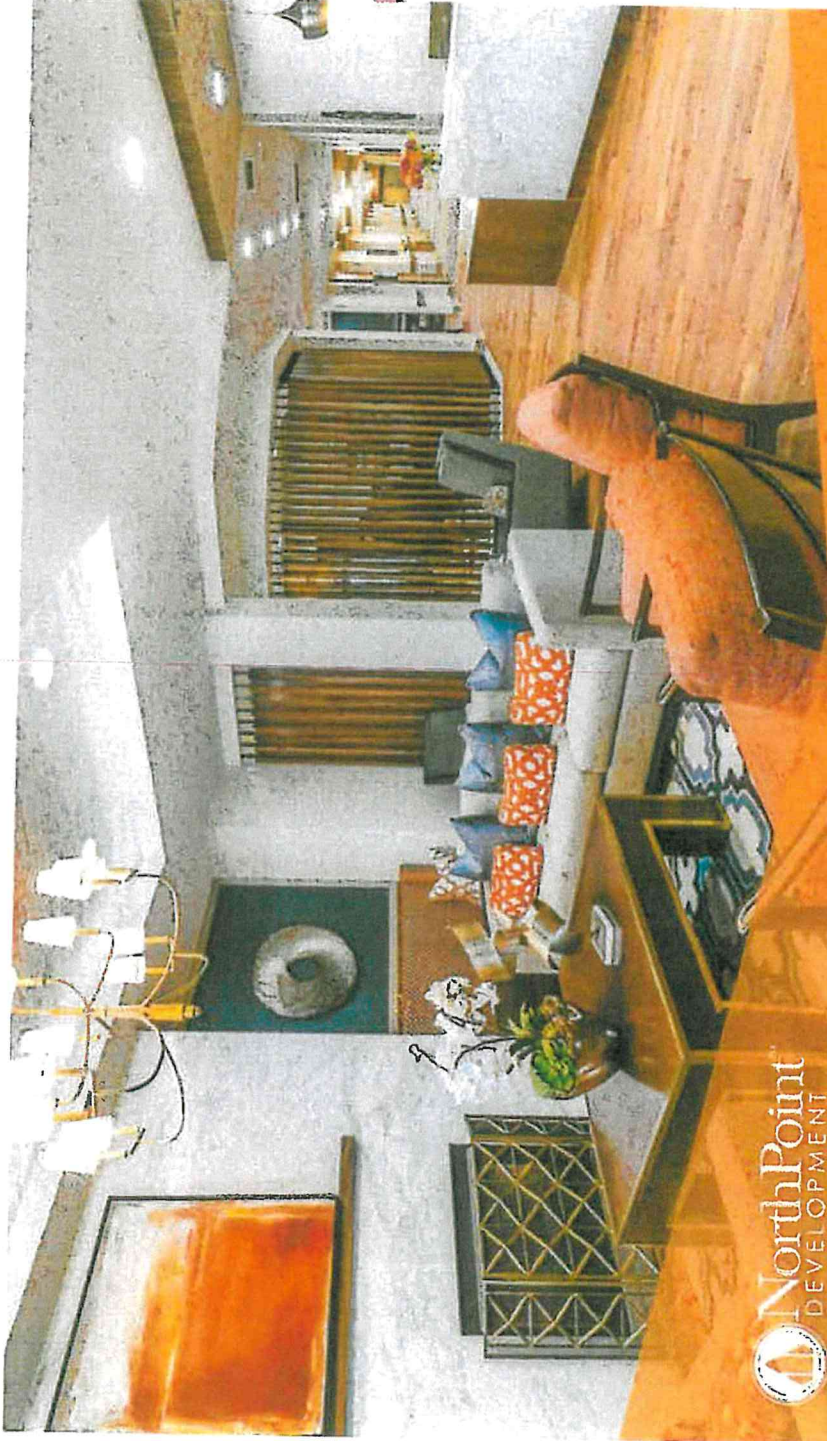


Rosenmann 2016









STONECREST OF BLUE BELL

Blue Bell, Pennsylvania | 5/29/2018



Unit Matrix:

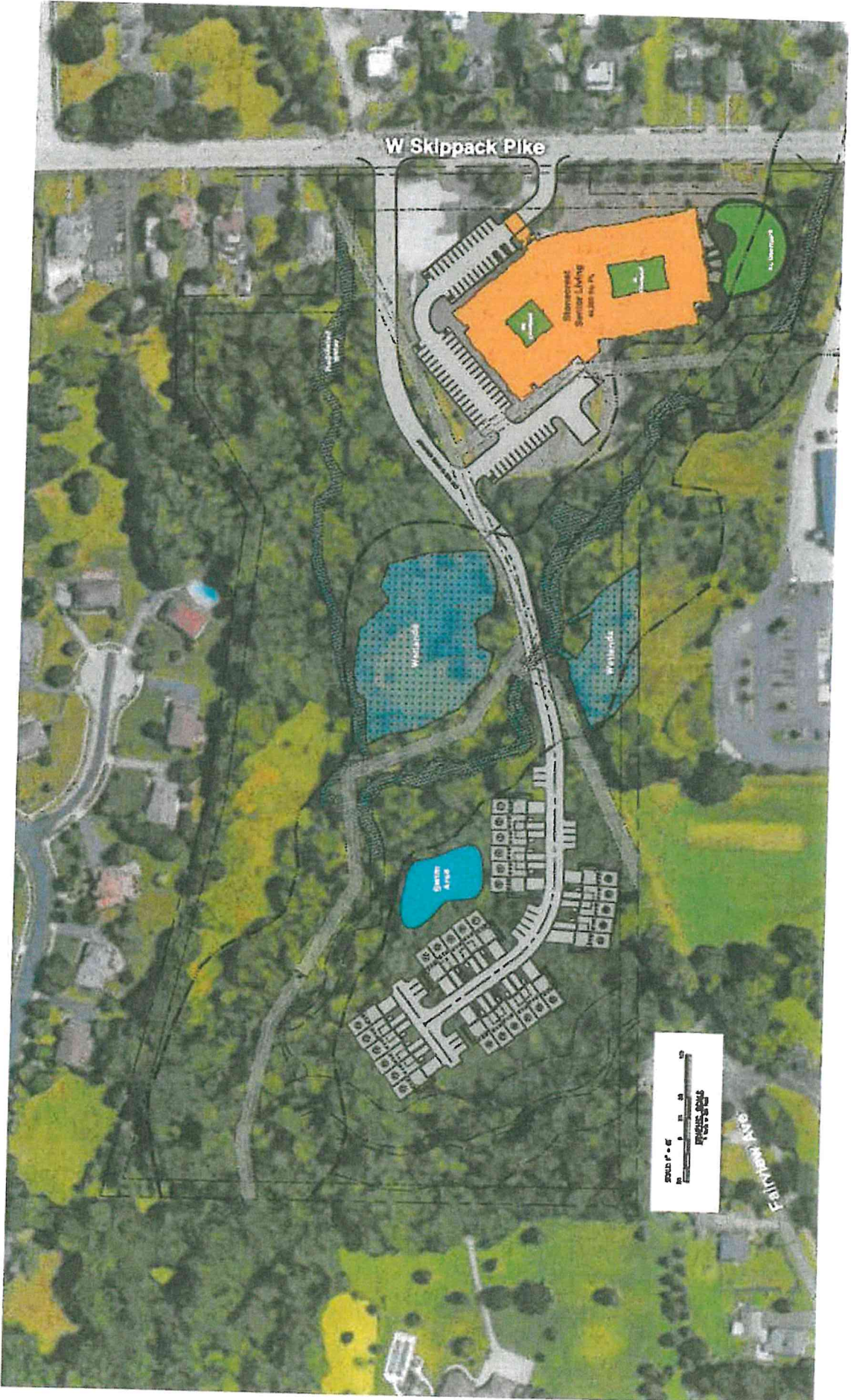
	Unit Count	Bed Count
Assisted Living:	65	74
Memory Care:	27	30
Total	92 Units	104 Beds

Building Size:

1 st Floor:	49,300SF – Assisted Living and Memory Care
2 nd Floor:	32,950SF – Assisted Living
Total	82,250SF

Building Materials:

1. Exterior Cladding: Mixture of the following: Stone Veneer, with Fiber Cement shake and lap siding
2. Roofing: Architectural Asphalt shingles and Standing seam metal accent roofing



W Skippack Pike

Skippack Senior Living
64,200 sq. ft.

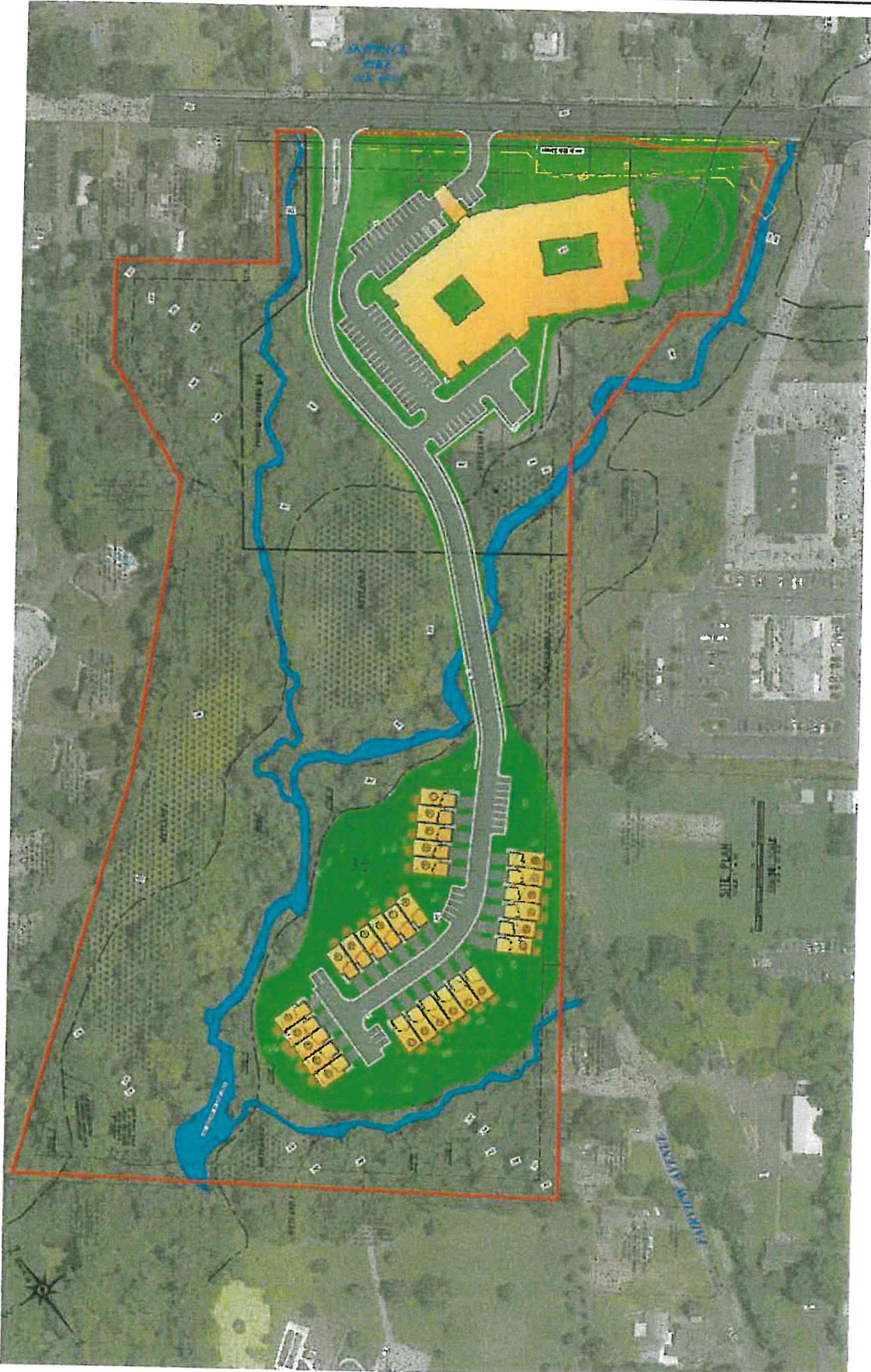
Wetlands

Wetlands

Swamp Area



Fallbrook Ave



NO. OF SHEETS	1
SHEET NO.	1
TITLE	SKETCH
DATE	
BY	
CHECKED BY	
APPROVED BY	

SKETCH
 ZONING AMENDMENT SITE PLAN
 NORTHPOINT DEVELOPMENT, LLC
 1425 SERVICE ROAD
 WESTPAH TOWNSHIP, WASHINGTON CO., PA

NO. OF SHEETS	1
SHEET NO.	1
TITLE	SKETCH
DATE	
BY	
CHECKED BY	
APPROVED BY	

www.gh.com
 1425 Service Road
 Westpah Township, Washington Co., PA
 15387-1425

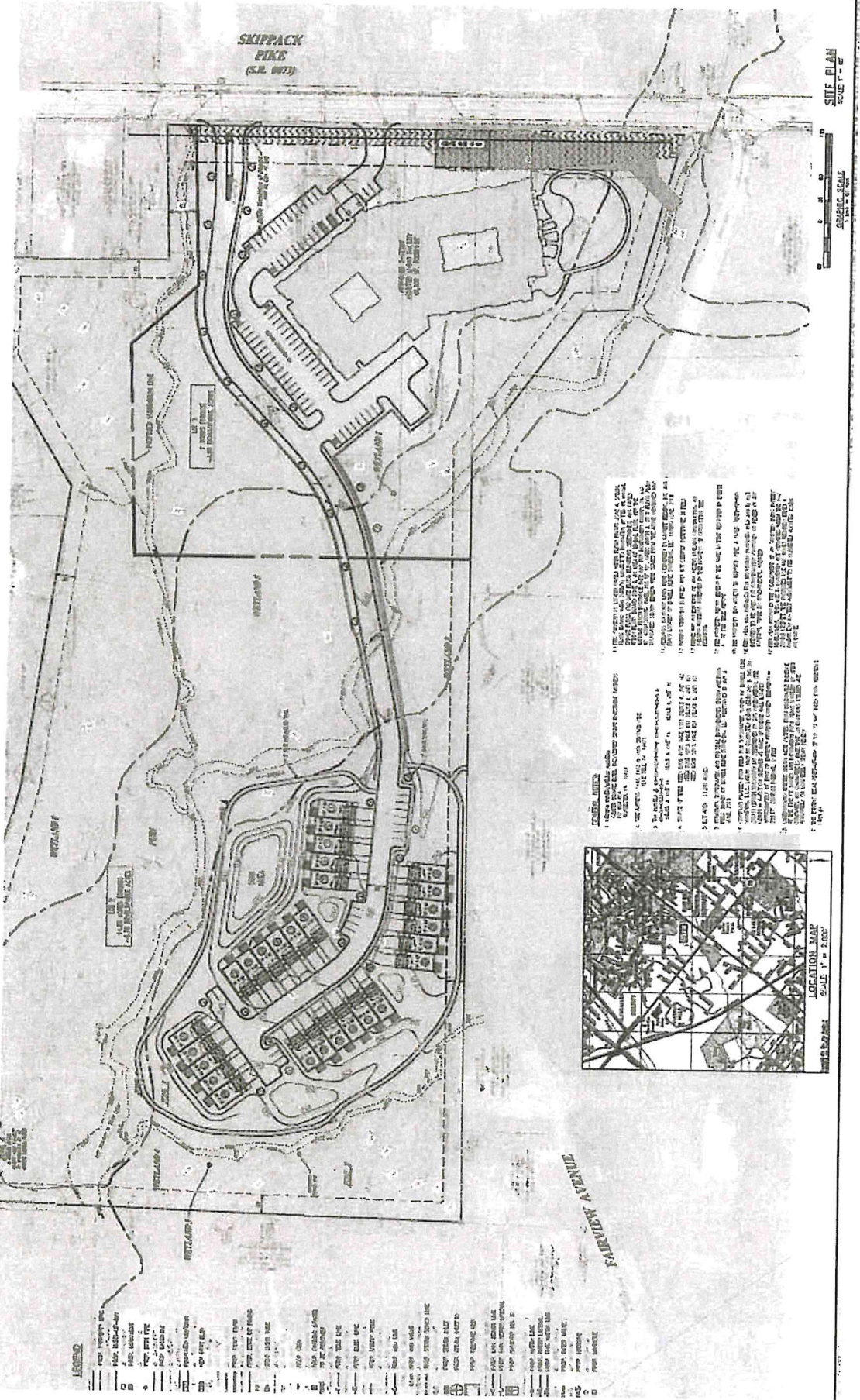


Project: PG04-0002
 Date: 01/20/2007

NO	DATE	DESCRIPTION
1	01/20/07	PRELIMINARY
2	02/15/07	REVISED
3	03/10/07	REVISED
4	04/05/07	REVISED
5	05/02/07	REVISED
6	06/01/07	REVISED
7	07/01/07	REVISED
8	08/01/07	REVISED
9	09/01/07	REVISED
10	10/01/07	REVISED
11	11/01/07	REVISED
12	12/01/07	REVISED

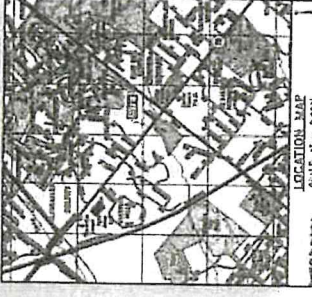
SKETCH
 ZONING AMENDMENT SITE PLAN
 NORTHPOINT DEVELOPMENT, LLC.
 PROJECT CHECKED BY: [Name]
 DESIGNER: [Name]
 DATE: 01/20/07
 SHEET NO. 01 OF 01

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10	10/01/07	REVISED
11	11/01/07	REVISED
12	12/01/07	REVISED



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



LEGEND

Symbol	Description
---	Proposed Building Footprint
---	Proposed Parking Lot
---	Proposed Driveway
---	Proposed Walkway
---	Proposed Utility Line
---	Proposed Easement
---	Proposed Right-of-Way
---	Proposed Wetland
---	Proposed Stream
---	Proposed Road
---	Proposed Boundary
---	Proposed Survey
---	Proposed Elevation
---	Proposed Area
---	Proposed Feature
---	Proposed Object
---	Proposed Element
---	Proposed Component
---	Proposed Part
---	Proposed Section
---	Proposed Detail
---	Proposed Annotation
---	Proposed Label
---	Proposed Title
---	Proposed Header
---	Proposed Footer
---	Proposed Page
---	Proposed Sheet
---	Proposed Drawing
---	Proposed Plan
---	Proposed View
---	Proposed Section
---	Proposed Elevation
---	Proposed Detail
---	Proposed Annotation
---	Proposed Label
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---	Proposed View

