

FOR SALE: VACANT MULTI-USE PROPERTY

168 OLD BELMONT AVE
BALA CYNWYD, PA



PROPERTY INFORMATION





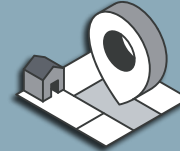
Binswanger is pleased to present a vacant multi-use property for sale at 168 Old Belmont Ave in Bala Cynwyd, Pennsylvania. The property is located on 0.15 Acres, on a corner lot, within 150' of I-76 (The Schuylkill Expressway).



Office building with 2,400 SF on 3 floors



Garage space with 1,700 SF and 2 bays



**Located in Lower Merion Township
with flexible zoning in the Rock Hill
Road (RHR) Zoning District**



**Seconds from Exit 338 off of I-76 with
direct access to the Main Line and
across the river from Manayunk**



**Great visibility with 17,354 Vehicles
Per Day passing the property**



Asking Price: \$1,200,000

168 Old Belmont Ave | Bala Cynwyd, 19004

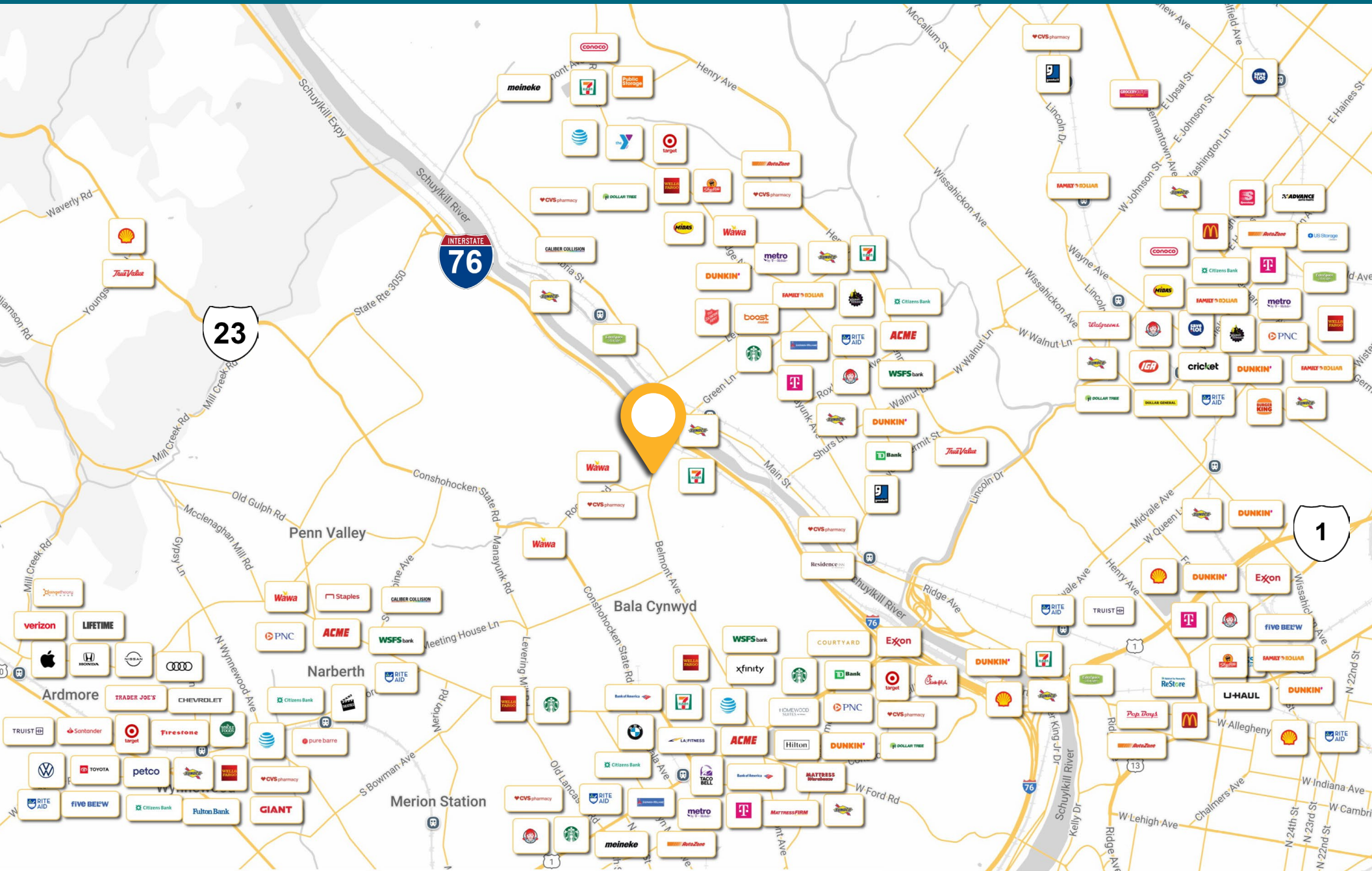
ADDITIONAL IMAGES

4



LOCATION OVERVIEW

168 OLD BELMONT AVENUE



PROPERTY ZONING



ROCK HILL ROAD DISTRICT

Rock Hill Road District (RHR) is a limited area designated to encourage medium-intensity, mixed use development that can act as an economically dynamic, attractive gateway to Lower Merion Township.

TABLE 5.1. USES			
[AMENDED 4-19-2023 BY ORD. NO. 4267; 11-29-2023 BY ORD. NO. 4283; 4-17-2024 BY ORD. NO. 4289]			
KEY: P = PERMITTED USE R = REGULATED USE C = CONDITIONAL USE S = SPECIAL EXCEPTION			
USES	RHR	OPEN AIR RETAIL	
RESIDENTIAL		PLACE OF ASSEMBLY	P
SINGLE-FAMILY HOUSING (DETACHED)		RETAIL	P
DUPLEX/TWIN		SPECIALIZED RETAIL	R
QUAD		MIXED USE	R
ROW HOUSE		INSTITUTIONAL	
MULTIFAMILY (SMALL)	R	CEMETERY (NATURE PRESERVE)	
MULTIFAMILY (LARGE)	R	ENVIRONMENTAL (NATURE PRESERVE)	
MULTIFAMILY (LOW-INCOME)		RECREATION ESTABLISHMENT	P
LIVE-WORK	P	RELIGIOUS	
ALTERNATIVE HOUSING FOR THE ELDERLY		INSTITUTIONAL RESIDENTIAL	
SHARED RESIDENCE FOR THE ELDERLY OR DISABLED		COLLEGE/UNIVERSITY	
COMMUNITY RESIDENTIAL FACILITY	P	PRIVATE SCHOOL	
ADULT DAY-CARE		PUBLIC SCHOOL	R
LONG-TERM-CARE	P	CONTINUING-CARE FACILITY (CCF)	
TRAILER CAMP AND MOBILE HOMES		HOSPITAL	
LODGING		CIVIL SUPPORT	
BED-AND-BREAKFAST		INFRASTRUCTURE (COM. POWER, WATER)	
HOTEL	P	MUNICIPAL SERVICE	P
STUDENT HOUSING		PUBLIC PARKING	P
COMMERCIAL		SOLID WASTE	
ADULT ENTERTAINMENT		TRANSIT	
AUTO-RELATED SERVICES	R	INDUSTRIAL	
FOOD AND BEVERAGE	R	GENERAL INDUSTRIAL	
FEDERAL FIREARMS LICENSEE	C	STORAGE AND DISTRIBUTION	
HEALTH AND MEDICAL	P	AGRICULTURE	
DAY-CARE	R	GENERAL AGRICULTURE	
OFFICE	P	TILLING OF SOIL	P

PRIMARY CONTACT



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