

**FOR SALE**

# Industrial Property

**PENN'S GRANT REALTY**  
Corporation

**51 North Towamencin Avenue  
Lansdale Borough, Montgomery County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



**PRESENTED BY:** Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation  
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x3 • kurt@pgrealty.com • www.pgrealty.com



**PROPERTY SPECIFICATIONS**

Lot Size: ..... 0.21± Acres  
 Total Building Size: ..... 5,550± SF  
 Frontage: ..... 50' on Towamencin Avenue & 191' on Mill Street  
 Water: ..... Public  
 Sewer: ..... Public  
 Gas: ..... Public  
 Built: ..... 1925 - Renovated 1998  
 Building Construction: .. Steel Columns & Beams w/ Steel Bar & Wood Joists  
 Siding: ..... Cement Plaster & Vinyl Siding  
 Roof: ..... Fiberglass Shingle & Rubber Membrane  
 Parking: ..... 9+ Spaces  
 Municipality: ..... Lansdale Borough  
 Zoning: ..... Business District with POSR - Professional Office & Specialty Restaurant Overlay *(current use Retail-Office-Warehouse is permitted by Special Exception - preexisting, legal non-conforming use, predates zoning code)*  
 Parcel Number: ..... 11-00-17244-007  
 Annual Taxes (2024): ..... \$6,068  
 Total Assessment: ..... \$141,110  
 Sale Price: ..... Available Upon Request

**Unit One (Leased):** ..... 1,280± SF (23% of Building)  
 Use: ..... Office, Retail, Service Retail  
 Location: ..... 1st Floor/Front/Facing N. Towamencin Ave.  
 Current Layout: .... Reception, Open Work Area, One (1) Private Office, ADA Bathroom, ADA Accessible Entrance  
 Ceiling Heights: ..... 8' - 18'  
 Utilities: ..... Separately metered  
 HVAC: ..... Separately Zoned w/ Gas Fired Warm Air & Electric A/C

**Unit Two:** ..... 4,270± SF (77% of Building)  
 Use: ..... Office, Retail, Warehouse/Distribution  
 Utilities: ..... Separately Metered  
 HVAC: ..... Separately Zoned  
 Warehouse/Shop Area: ..... 2,575± SF  
 Loading: One (1) Covered "Depressed" Dock w/ Levelers - 12'w x 10'h Door; One (1) Drive-in Door - 10'w x 10'h; One (1) Overhead Door - 8'h x 6'w  
 Crane Served: ..... Two (2) Half Ton Cranes  
 Ceiling Height: ..... 10' Clear  
 Floors: ..... Reinforced Concrete  
 Warehouse HVAC: ..... Gas Fired Ceiling Hung  
 Electric Power: ..... Three (3) phase, 220 volt, 200+ amp  
 Bathroom: ..... One (1) ADA  
 Office Area: ..... 1,695± SF  
 Location: ..... 2nd Floor/Rear  
 Current Layout: ..... 1st Floor - Open Work Area and ADA Bathroom  
 2nd Floor - Three (3) Offices & One (1) Full Bathroom  
 Ceiling Heights: ..... 8' - 10'  
 Office HVAC: ..... Gas Fired Warm Air & Electric A/C

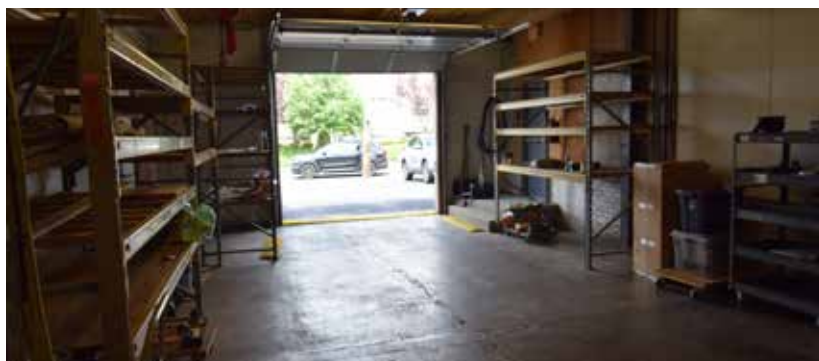


### **PROPERTY HIGHLIGHTS**

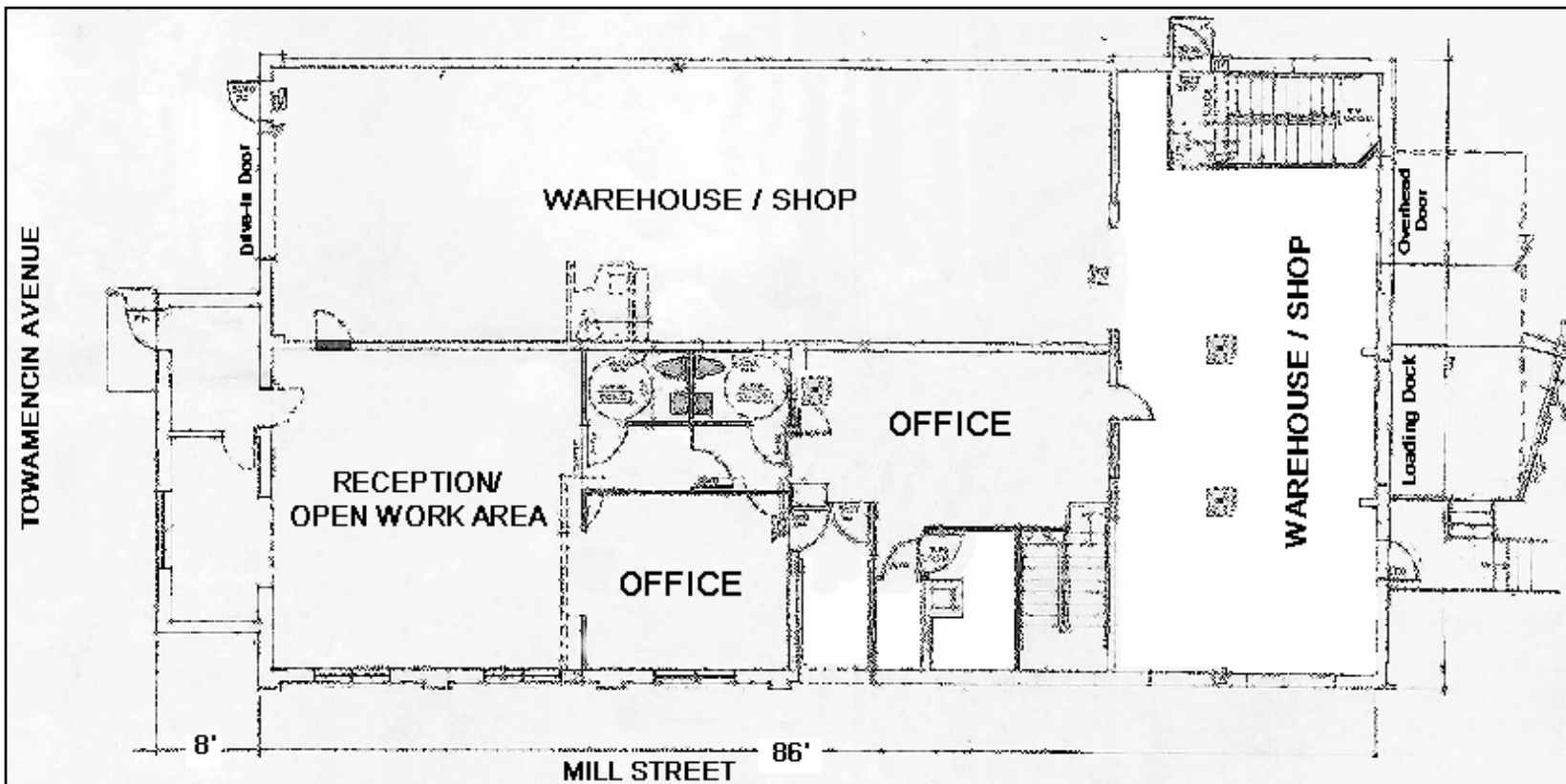
- **Immediate Income Stream - Tenant In-place, In Front Portion of Building**
- **Close Proximity to Routes 63, 363, 202, 73**
- **3 Miles to PA Northeast Extension Interstate (I-46)**
- **Available Immediately**
- **Forklift & Racking Available**
- **Loading Dock, Multiple Overhead Doors, & Ceiling Cranes**
- **Centrally Located Within Walking Distance Borough Shopping Restaurants and Train Station**



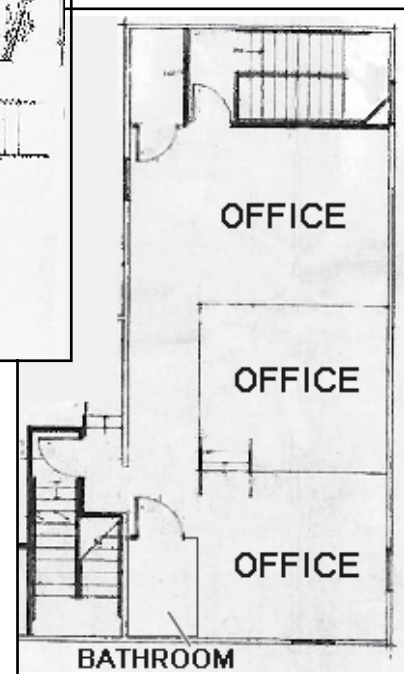




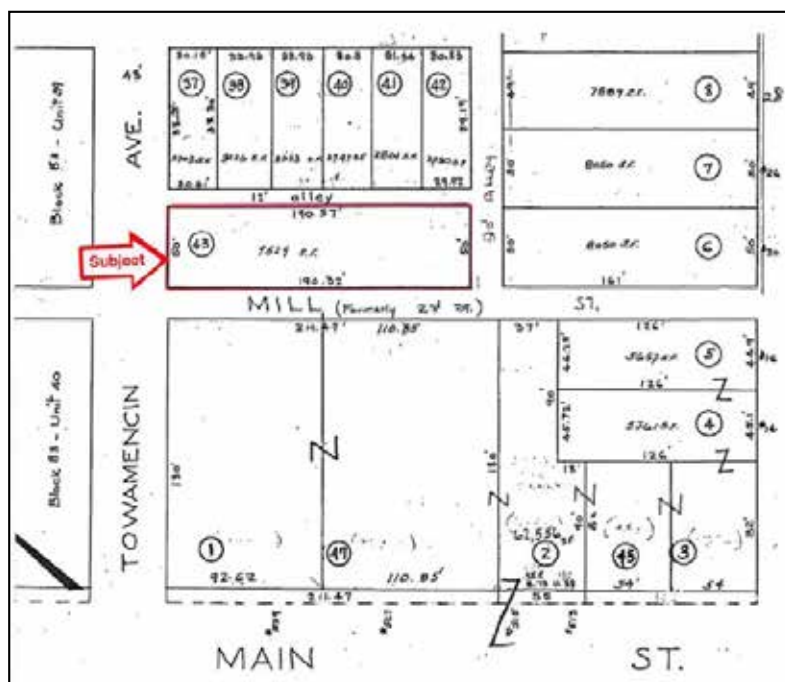
FIRST FLOOR



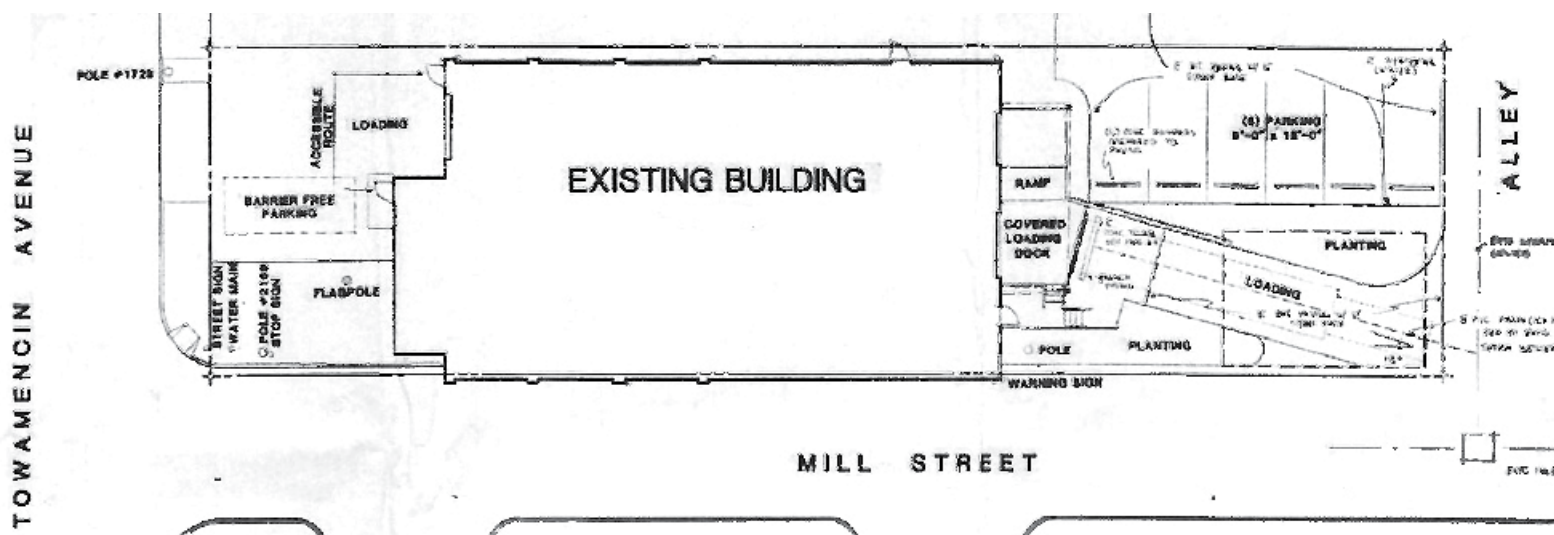
SECOND FLOOR



PLOT PLAN



SITE PLAN



**BUSINESS DISTRICT  
& POSR OVERLAY  
PERMITTED USES**

**Business**

- Wholesale stores and distribution
- Public utility business offices
- Furniture and household goods stores
- Retail
- Bakery, candy, or confectionery shop
- Offices
- Retail of clothing, food, drugs, jewelry, watches, musical goods, optical goods, or scientific instruments
- Clubs and fraternal organizations
- Studios
- Restaurants
- Florist shop
- Personal service shops
- Indoor recreation
- Newspaper publishing or job printing
- Medical marijuana dispensary

**POSR**

- Business or professional offices
- Studios
- Restaurants, excluding drive through facilities

**Special Exception**

- Animal hospital
- Wholesale storage of lumber, plumbing, and other building supplies & materials



## DEMOGRAPHIC PROFILE

55 N Towamencin Ave, Lansdale, Pennsylvania, 19446

Ring of 5 miles



### EDUCATION



### INCOME



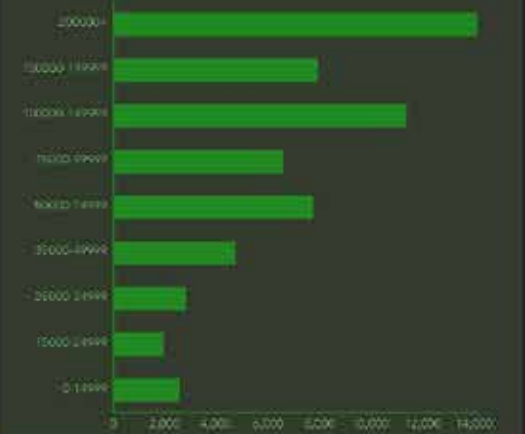
### EMPLOYMENT



### KEY FACTS



### HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2024, 2029).  
© 2024 Esri

