

## FOR SALE

Existing church / fellowship building with multiple chapels, residential home, and residual land.

Not all portions of tax parcel to be conveyed, please see disclaimer.



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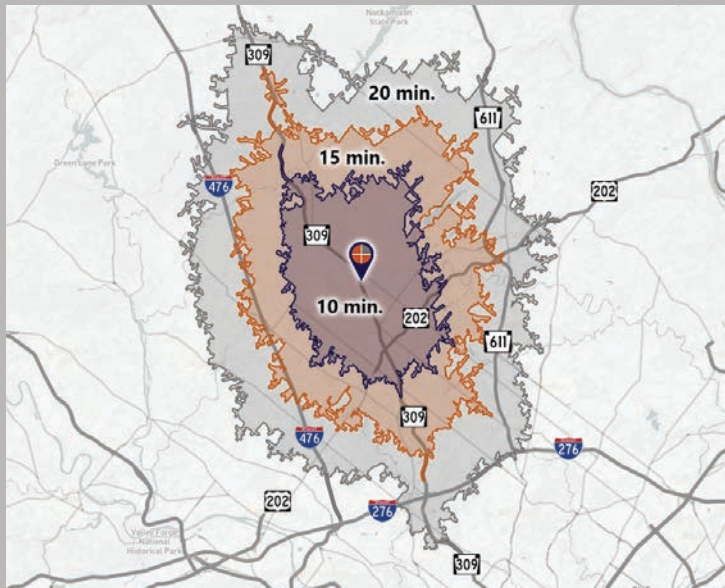
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)

# CHURCH / FELLOWSHIP BUILDING W/LAND

## DEMOGRAPHICS

Variable	510 Bethlehem Pike Colmar, PA		
	10 minutes	15 minutes	20 minutes
Total Population	108,609	217,895	397,775
Population Density (Pop per Sq. Mile)	1,929.9	1,570.8	1,429.4
Total Daytime Population	104,647	212,518	405,038
Total Households	40,973	83,219	151,935
Per Capita Income	\$49,891	\$53,987	\$55,494
Average Household Income	\$130,375	\$141,186	\$145,298
Average Disposable Income	\$96,340	\$102,784	\$105,344
Total (SIC01-99) Businesses	4,446	7,793	16,545
Total (SIC01-99) Employees	57,447	109,634	230,081
Contributed to Religious Organization in the Last 12 months	24,010	48,976	89,792
Cash Gifts to Churches/Religious Organizations	\$52,807,773	\$115,797,462	\$218,632,034

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

We have been engaged by the equitable owner of 510 Bethlehem Pike, Montgomery Township, PA to offer this incredible and unique opportunity for sale. The property consists of multiple buildings including a primary multi-chapel structure with numerous fellowship areas suitable for a variety of assembly and related uses. Portions of the primary building are currently under lease with independent parties using the leased premises for worship and related fellowship activities. The offering also includes a residential structure which has primarily served as an ancillary living quarters to accommodate the church and overall maintenance of the property. The third building on the premises offers yet another chapel or recreation area for related or independent activities.

The current tax parcel presented herein includes approx. 9.65 acres of which includes the cemetery. The seller is open to concepts which apportion this area separately, e.g. subdivision or condominium. Additionally the seller will entertain concepts which apportion the area just beyond the cemetery, currently an open field of approx. 2 +/- acres with frontage along Bethlehem Pike, for independent development.

## PROPERTY DETAILS

- Main Combo Building Size:..... 25,000 +/- SF
- Residential Home Size:..... 2,750 +/- SF
- Detached Original Chapel:..... 5,000 +/- SF
- Sale Price: .....Negotiable
- Zoning: .....BP-Business, Office, Professional
- Parking:.....On-Site, Paved Lot
- Total Lot Size (currently):..... 9.65 acres\*
- Proposed Lot Size: ..... TBD
- Annual Taxes: .....\$78,673\*
- School District: ..... North Penn
- Water/Sewer:..... Public

**General Notes:** This offering contains multiple structures with respective differences in terms of roof, HVAC, plumbing, utilities, etc. Details provided here and throughout this brochure are limited based on the critical notes and disclaimers presented below. Buyer shall be responsible for investigating and affirming all details, including those presented herein, prior to settlement.

## \*NOTES & DISCLAIMER

All prospective buyers and parties with standing derived from the material presented herein are advised that the property is being offered by an equitable title holder, the Seller, and not the current record fee-simple owner of the property. The Seller has never occupied any portion of the property and has limited knowledge of systems, components, history, utility, deferred maintenance, and other items related to the property. Seller will cooperate with any bona-fide buyer to conduct an investigation of any and all elements of the property to buyer's reasonable satisfaction.

Additionally, the property currently contains approx. 9.65 acres of which the cemetery portion and any necessary additions to the cemetery in terms of land, title, etc. may be excluded from this offering and subject to some form of apportionment prior to settlement. Such proposed apportionment may be a condition precedent of any proposed or final transaction. Additional details, party responsibilities, costs, and other items will be necessary to transfer this property or any portion thereof and as such all prospective buyers are strongly recommended to obtain legal, civil, and other professional counsel to assist their actions.

## TRAFFIC COUNTS

- Bethlehem Pike/Route 309:.....27,661 VPD

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# SITE PLAN



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# PARCEL OUTLINE | 46-00-00442-007

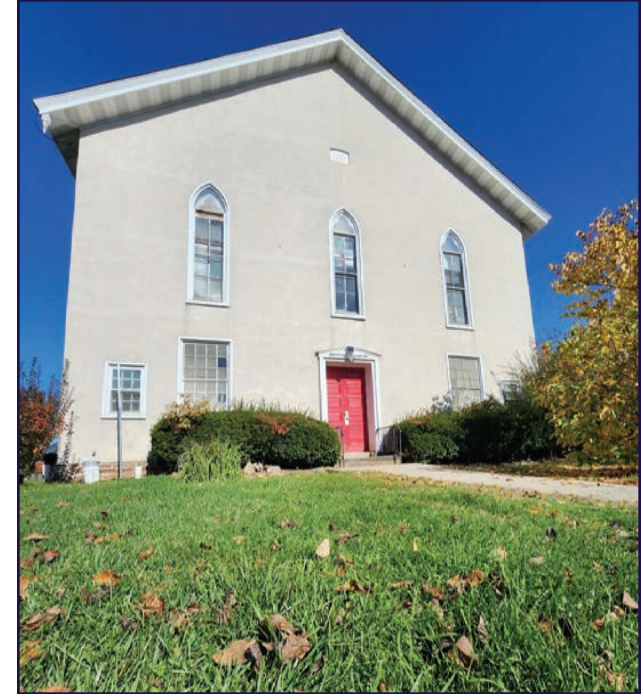


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# EXTERIOR BUILDING PHOTOS



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