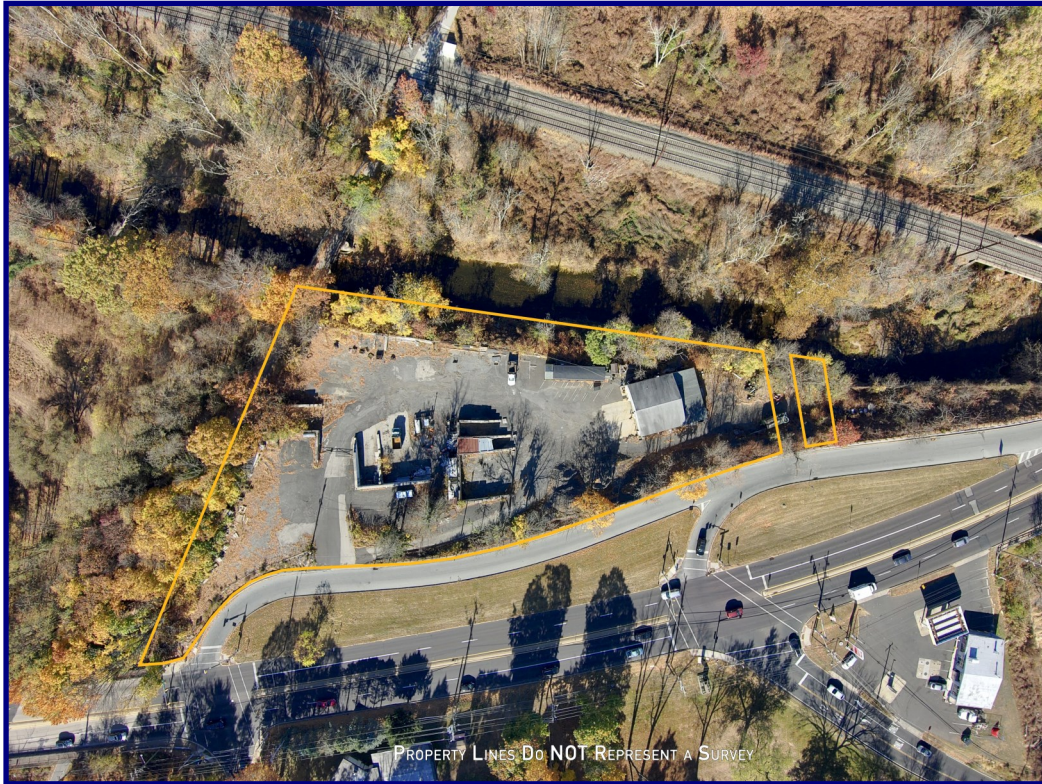


**FOR SALE**

***Asking Price Reduced!***

# **+/- 2.3 Acre Contractor Facility**



***2028 Huntingdon Pk, Huntingdon Valley, PA 19006***

## **Property Highlights**

- ♦ Great Outside Storage
- ♦ +/- 2,700 SF Flex Building
- ♦ +/- 550 SF Office Building
- ♦ 6 Miles to the Turnpike
- ♦ Flexible Zoning
- ♦ Asking \$1,950,000



**BILL MCGEEHAN**  
484-354-5880  
**BMCGEEHAN@CONTINENTALREALTY.COM**



## Property Description



Major Price Reduction! This expansive +/- 2.3-acre property, owned by the Di Palantino family since 1980, presents an excellent opportunity for contractors or businesses seeking versatile space in a prime location. The main structure is a ~2,700 SF flex building featuring 18-foot ceilings, two 14-foot drive-in doors, one 10-foot drive-in door, a small office, and two bathrooms. The building can easily split into two separate units.

In addition, there is a +/- 550 SF office building with a reception area, one private office, kitchenette, and bathroom. Nearly the entire property is paved, offering ample outdoor storage space. The sale includes equipment such as storage bin blocks, a 1,000-gallon diesel tank, a 500-gallon equipment fuel tank and security equipment.

Located just 6 miles from both the Willow Grove and Bensalem Turnpike interchanges in Lower Moreland Twp, offering quick access to Montgomery, Bucks and Philadelphia counties. The property is zoned MU-REV, allowing for a wide range of uses, including specialty trade contractors, motor vehicle sales, outside storage, as well as numerous retail, commercial, and residential possibilities. Offered at \$1,950,000.



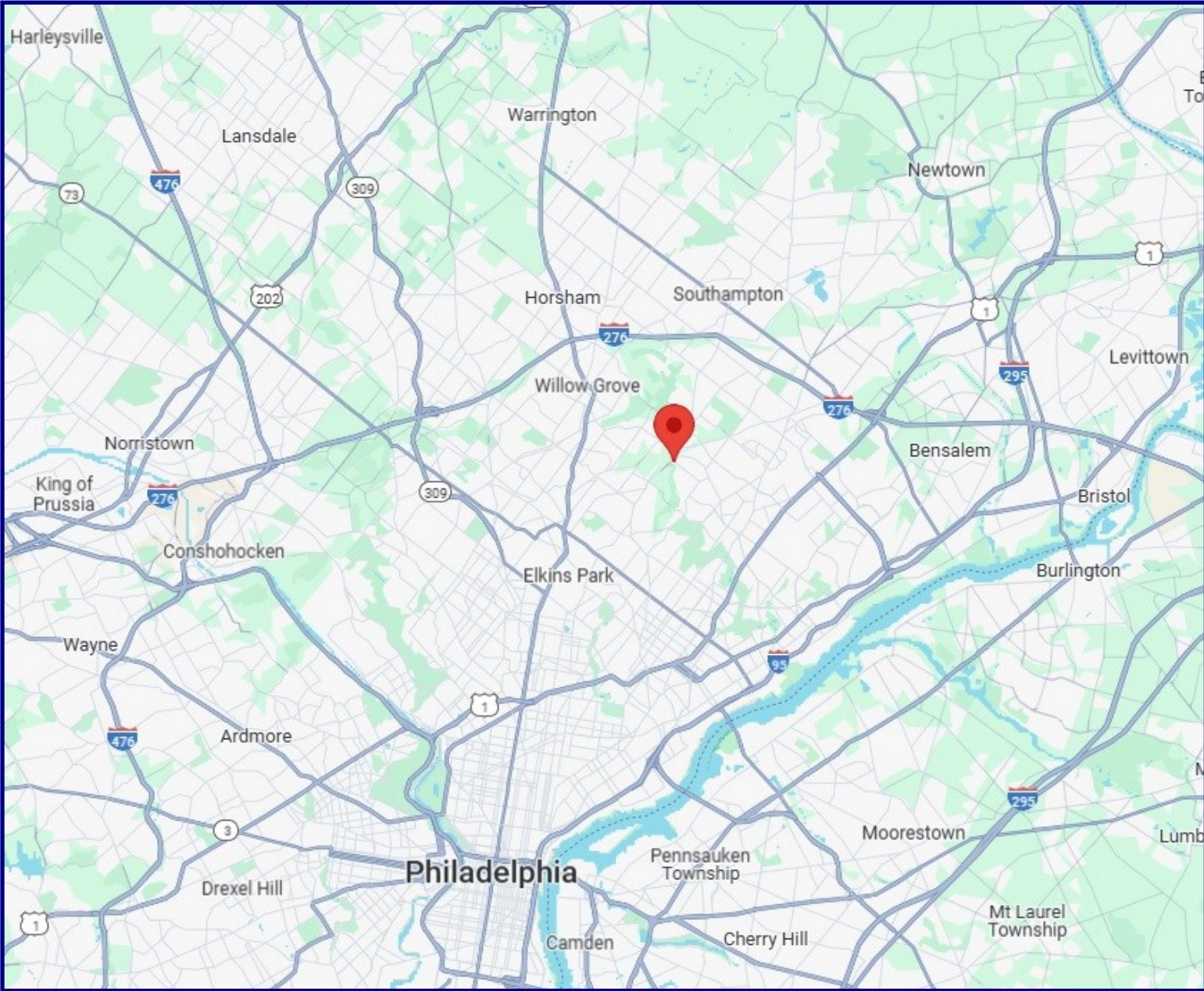
## Property Details



- +/- 2.3 Usable Acres
- +/- 2,700 SF Flex Building
- 18'+ Ceiling
- Two 14' Drive-In Doors
- One 10' Drive-In Door
- Small Office
- 2 Bathrooms
- 1,000 Gal Diesel Tank
- 500 Gal Equipment Fuel Tank
- Storage Bin Blocks
- Security Equipment
- Waste Oil Heater
- +/- 550 SF Office Building
- Reception Area
- Kitchenette
- 1 Private office
- 1 Bathroom
- Zoned MU-REV
- Pennypack Trail Access
- Public Water/Sewer/Natural Gas
- Annual Tax: \$16,911
- Tax ID#'s: 41-00-06217-006, 41-00-06220-003, 41-00-06223-009,



Location Map





## Interior Photos





## Exterior Photos





# Zoning

USE	NAICS CODE	MIXED USE ZONING DISTRICTS				SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MU-MHPC (MHP)	
RESIDENTIAL USES						
Apartments in a Mixed Use Building	N/A	NP	P	P	NP	N/A
Manufactured Home Park	N/A	NP	NP	NP	CU	(§ 208-802.C.)
Single-Family Attached Dwelling	N/A	NP	NP	P	NP	(§ 208-802.F.)
Single-Family Detached Dwelling	N/A	P	P	NP	NP	N/A
NON-RESIDENTIAL USES						
Agriculture, Forestry, Fishing and Hunting - Sector 11						
Crop Production	111	P	P	P	P	N/A
Utilities - Sector 22						
Water Supply System Storage/Treatment	22131	NP	NP	P	NP	N/A
Sewage System Treatment/Disposal	22132	NP	NP	P	NP	N/A
Construction - Sector 23						
Specialty Trade Contractors	238	NP	P	P	NP	N/A
Manufacturing - Sectors 31 - 33						
Breweries	31212	NP	P	P	NP	N/A
Wineries	31213	NP	P	P	NP	N/A
Other Leather and Allied Products Manufacturing	3169	NP	P	P	NP	N/A
Printing and Related Support Activities	323	NP	P	P	NP	N/A
Commercial Screen Printing	323113	NP	P	P	NP	N/A
Vitreous China, Fine Earthenware, and Other Pottery Product Manufacturing	327112	NP	P	P	NP	N/A
Other Pressed and Blown Glass and Glassware Manufacturing	327212	NP	P	P	NP	N/A
Household and Institutional Furniture and Kitchen Cabinet Manufacturing	3371	NP	P	P	NP	N/A
Office Furniture (Including Fixtures) Manufacturing	3372	NP	P	P	NP	N/A
Jewelry and Silverware Manufacturing	339910	NP	P	P	NP	N/A
Sign Manufacturing	33995	NP	P	P	NP	N/A

USE	NAICS CODE	MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MU-MHPC (MHP)	OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
<b>Retail Trade - Sectors 44 - 45</b>						
Motor Vehicle and Parts Dealers	441	NP	NP	P	NP	N/A
Furniture and Home Furnishings Stores	442	NP	P	P	NP	N/A
Electronic and Appliance Stores	443	NP	P	P	NP	N/A
Building Material and Garden Equipment and Supplies Dealers	444	NP	NP	P	NP	N/A
Hardware Stores	44413	NP	P	P	NP	N/A
Food and Beverage Stores	445	NP	P	P	NP	N/A
Convenience Stores	44512	NP	NP	P	NP	N/A
Beer, Wine, and Liquor Stores	4453	NP	NP	P	NP	N/A
Health and Personal Care Stores	446	NP	P	P	NP	N/A
Medical Marijuana Dispensary	446199	NP	NP	NP	NP	N/A
Gasoline Stations (Fueling Stations)	447	NP	NP	P	NP	(§ 208-803.G.(1))
Clothing and Clothing Accessories Stores	448	NP	P	P	NP	N/A
Sporting Goods, Hobby, Musical Instrument, and Book Stores	451	NP	P	P	NP	N/A
General Merchandise Stores	452	NP	P	P	NP	N/A
Warehouse Clubs and Supercenters	45291	NP	NP	P	NP	N/A
Florists	4531	NP	P	P	NP	N/A
Office Supplies, Stationery, and Gift Stores	4532	NP	P	P	NP	N/A
Used Merchandise Stores	4533	NP	P	P	NP	N/A
Pet and Pet Supplies Stores	45391	NP	P	P	NP	N/A
Art Dealers	45392	NP	P	P	NP	N/A
All Other Miscellaneous Store Retailers (except Cemetery memorial dealers [e.g., headstones, markers, vaults] and Fireworks shops [permanent location])	45399	NP	P	P	NP	N/A
Non-store Retailers	454	NP	P	NP	NP	N/A
<b>Transportation and Warehousing - Sectors 48 - 49</b>						
Transit and Ground Passenger Transportation	485	NP	P	P	NP	N/A
Scenic and Sightseeing Transportation, Land	487	NP	P	P	NP	N/A
Postal Service	491	NP	P	P	NP	N/A



## Zoning Cont'd

	CODE	MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MHPC (MHP)	FOR ADDITIONAL SPECIFIC USE REGULATIONS
Couriers and Messengers	492	NP	P	P	NP	N/A
<b>Information - Sector 51</b>						
Publishing Industries	511	NP	P	NP	NP	N/A
Motion Picture and Sound Recording Industries	512	NP	NP	P	P	N/A
Motion Picture Theaters (except Drive-Ins)	512131	NP	NP	P	NP	N/A
Broadcasting (except Internet)	515	NP	P	NP	P	N/A
Wireless Telecommunications Facilities (WTF)	517	P or SE as applicable, See § 208-803.1.(1) for specific WTF type, use, locational, and other requirements.				
Other Information Services	519	NP	P	P	P	N/A
Libraries and Archives	51912	SE	P	P	P	N/A
<b>Finance and Insurance - Sector 52</b>						
Monetary Authorities - Central Bank	521	NP	P	P	P	N/A
Credit Intermediation and Related Activities	522	CU	P	P	P	N/A
Finance Companies or Personal Credit Institutions (i.e., providing unsecured cash loans)	522291	NP	NP	NP	P	N/A
Pawnshops	522298	NP	NP	NP	P	N/A
Securities, Commodity Contracts, and Other Financial Investments and Related Activities	523	CU	P	P	P	N/A
Insurance Carriers and Related Activities	524	CU	P	P	P	N/A
Funds, Trusts, and Other Financial Vehicles	525	CU	P	P	P	N/A
<b>Real Estate and Rental and Leasing - Sector 53</b>						
Real Estate	531	CU	P	P	P	N/A
Formal Wear and Costume Rental	53222	NP	P	P	NP	N/A
Video Tape and Disc Rental	53223	NP	P	P	NP	N/A
<b>Professional, Scientific, and Technical Services - Sector 54</b>						
Professional, Scientific, and Technical Services	541	CU	P	P	P	N/A
<b>Management of Companies and Enterprises - Sector 55</b>						
Management of Companies and Enterprises	551	CU	P	P	P	N/A
<b>Administrative and Support and Waste Management and Remediation Services - Sector 56</b>						
Administrative and Support Services	561	NP	P	P	P	N/A



## Zoning Cont'd

USE	USE CODE	MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MU-MHPC (MHP)	OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
Office Administrative Services	5611	CU	P	P	P	N/A
Business Support Services	5614	CU	P	P	P	N/A
Repossession Services	561491	NP	NP	NP	NP	N/A
Travel Arrangement and Reservation Services	5615	CU	P	P	P	N/A
<b>Educational Services - Sector 61</b>						
Educational Services	611	NP	P	P	P	N/A
Elementary and Secondary Schools	6111	CU	P	P	P	N/A
Other Schools and Instruction	6116	CU	P	P	P	N/A
Educational Support Services	6117	CU	P	P	P	N/A
<b>Health Care and Social Assistance - Sector 62</b>						
Ambulatory Health Care Services	621	NP	NP	P	NP	N/A
Offices of Physicians	6211	CU	P	P	P	N/A
Offices of Dentists	6212	CU	P	P	P	N/A
Offices of Other Health Practitioners	6213	CU	P	P	P	N/A
Outpatient Mental Health Centers (except Substance Abuse)	6214	NP	P	P	P	N/A
Outpatient Substance Abuse Centers	6214	NP	NP	NP	NP	N/A
Medical and Diagnostic Laboratories	6215	NP	NP	P	P	N/A
Home Health Care Services	6216	CU	P	P	P	N/A
All Other Ambulatory Health Care Services	62199	NP	NP	NP	P	N/A
Hospitals	622	NP	NP	NP	P	N/A
Nursing and Residential Care Facilities (except Group Homes)	623	NP	NP	P	P	(§ 208-803.P.(2))
Social Assistance	624	NP	P	P	P	N/A
Day Care Centers, Adult	62410	CU	P	P	P	(§ 208-803.P.(4))
Child Day Care Services	6244	CU	P	P	P	(§ 208-803.P.(5))
Senior Living Community	N/A	NP	NP	CU	NP	(§ 208-803.P.(6))
<b>Arts, Entertainment, and Recreation - Sector 71</b>						
Performing Arts, Spectator Sports, and Related Industries	711	NP	NP	P	NP	N/A
Performing Arts Companies	7111	NP	P	P	NP	N/A
Spectator Sports	7112	NP	NP	P	NP	N/A



## Zoning Cont'd

	CODE	MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MU- MHPC (MHP)	FOR ADDITIONAL SPECIFIC USE REGULATIONS
Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	7114	CU	P	P	P	N/A
Museums	71211	CU	P	P	P	N/A
Historical Sites	71212	P	P	P	P	N/A
Nature Parks and Other Similar Institutions	71219	P	P	P	P	N/A
Amusement Parks and Arcades	7131	NP	NP	P	NP	N/A
Other Amusement and Recreation Industries	7139	NP	NP	P	NP	N/A
Fitness and Recreational Sports Centers	71394	NP	P	P	NP	N/A
Miniature Golf Courses	713990	NP	NP	P	NP	N/A
Recreational or Youth Sports Teams and Leagues	713990	P	P	P	NP	N/A
Park and Other Non-Commercial Recreational Uses	N/A	P	P	P	P	N/A
<b>Accommodation and Food Services - Sector 72</b>						
Accommodation	721	NP	NP	P	NP	N/A
Hotels	72111	NP	P	P	NP	N/A
Motels	72111	NP	NP	P	NP	N/A
Bed-and-Breakfast Inns	721191	CU	P	P	P	(§ 208-803.R.(1))
Rooming and Boarding Houses	7213	NP	NP	P	P	(§ 208-803.R.(2))
Food Services and Drinking Places	722	NP	NP	P	NP	N/A
Caterers	72232	NP	P	P	NP	N/A
Drinking Places (Alcoholic Beverages)	7224	NP	NP	P	NP	N/A
Restaurants and Other Eating Places	7225	NP	P	P	NP	N/A
<b>Other Services, except Public Administration - Sector 81</b>						
Electronic and Precision Equipment Repair and Maintenance	8112	NP	P	P	NP	N/A
Personal and Household Goods Repair and Maintenance	8114	NP	P	P	NP	N/A
Hair, Nail, and Skin Care Services	81211	NP	P	P	NP	N/A
Diet and Weight Reducing Centers	812191	NP	P	P	NP	N/A
Color Consulting Services (i.e., personal care services)	812199	NP	P	P	NP	N/A
Day Spas	812199	NP	P	P	NP	N/A
Depilatory (i.e., hair removal) Salons	812199	NP	P	P	NP	N/A



## Zoning Cont'd

USE	NATCS CODE	MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MU-MHPC (MHP)	OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
Ear Piercing Services	812199	NP	P	P	NP	N/A
Electrolysis (i.e., hair removal) salons	812199	NP	P	P	NP	N/A
Hair Removal (i.e., depilatory, electrolysis) Services	812199	NP	P	P	NP	N/A
Hair Replacement Services (except by offices of physicians)	812199	NP	P	P	NP	N/A
Hair Weaving Services	812199	NP	P	P	NP	N/A
Make-up Salons, Permanent	812199	NP	P	P	NP	N/A
Scalp Treating Services	812199	NP	P	P	NP	N/A
Sun Tanning Salons	812199	NP	P	P	NP	N/A
Tattoo Parlors	812199	NP	P	NP	NP	N/A
Death Care Services (except Crematories)	8122	NP	P	NP	P	N/A
Dry Cleaning and Laundry Services	81232	NP	P	P	NP	N/A
Other Personal Services	8129	NP	P	P	NP	N/A
Parking Garages/Structures	81293	NP	P	P	P	N/A
Parking Lots	81293	NP	NP	P	P	N/A
Religious, Grant making, Civic, Professional, and Similar Organizations	813	CU	P	P	P	N/A
Religious Organizations	81311	CU	P	P	P	N/A
<b>Public Administration - Sector 92</b>						
Municipal Uses	N/A	P	P	P	P	N/A
Executive, Legislative, and Other General Government Support	921	NP	P	P	P	N/A
Justice, Public Order, and Safety Activities	922	NP	P	P	P	N/A
Correctional Institutions	92214	NP	NP	NP	NP	N/A
Fire Protection	92216	NP	P	P	P	N/A
Administration of Human Resource Programs	923	CU	P	P	P	N/A
Administration of Environmental Quality Programs	924	CU	P	P	P	N/A
Administration of Housing Programs, Urban Planning, and Community Development	925	CU	P	P	P	N/A
Administration of Economic Programs	926	CU	P	P	P	N/A



## Zoning Cont'd

USE	NAICS CODE	MIXED USE ZONING DISTRICTS				SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MU-MHPC (MHP)	
Automated Banking/Postal Facility	N/A	NP	P	P	P	(§ 208-804.A.)
Day Care, Family	N/A	CU	P	P	NP	(§ 208-804.B.)
Drive-Thru Facilities for Permitted Use	N/A	NP	NP	P	NP	(§ 208-804.C.)
Home Occupation	N/A	CU	P	P	P	(§ 208-804.E.)
In-Law Suite	N/A	P	P	NP	NP	(§ 208-804.F.)
No-Impact Home Occupation	N/A	P	P	P	P	(§208-804.G.)
Outside Dining	N/A	NP	P	P	NP	(§208-804.I.)
Outside Display	N/A	NP	P	P	NP	(§ 208- 804.J.)
Outside Shopping Cart Storage	N/A	NP	NP	P	NP	(§ 208-804.K.)
Outside Storage	N/A	NP	NP	P	NP	(§ 208-804.L.)
Personal Care Home Occupation	N/A	CU	P	P	P	(§ 208-804.M.)
<b>ACCESSORY USES AND STRUCTURES</b>						
Accessory uses and structures customarily incidental and subordinate to the principal uses permitted in the applicable Zoning District	N/A	P	P	P	P	As applicable