

Sale or Land Lease Opportunity

TURBO LOFTS



817 West Main Street
0.346 AC Lot
15,072 SF Lot
19 Sewer EDU's
15,000 VPD

817 West Main Street, Lansdale (Montgomery County), PA

For Sale or Lease: Negotiable

Total Availability: 0.3455 AC or 15,053 SF

Land Description:

90' of frontage on Main Street with 15,000 VPD and 19 EDUs. The lot is 100% paved and extends street-to-street and includes plumbing and utility infrastructure from the prior, razed building. Clean Phase I and II reports are available. Approvals are in place for multifamily, retail and commercial, plus many more. Lansdale Borough is eager to attract development and business to this crucial Main Street Town Center.

Location:

817 W. Main Street is close to Route 309 (Bethlehem Pike), Routes 63/363 and Routes 276/476. This is close to the Lansdale/Doylestown Regional Rail and SEPTA bus service. Join Starbucks, Dominos, Turbo Lofts, Lidl and Carquest in this vibrant and bustling community.



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817 West Main Street, Lansdale, PA



View from Main Street



View from Mill Street



817 West Main
0.346 AC
Overhead

LIEBERMAN EARLEY & COMPANY

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Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

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Chapter 405. Zoning

Article XXXIII. Professional Office and Specialty Restaurant Conservation Overlay District

§ 405-3301. Use regulations.

A building may be erected, altered or used, and a lot or premises may be used for any of the following purposes and for no other:^[1]

- A. Business or professional offices, studios, banks or other financial institutions, excluding drive-through facilities.
- B. Specialty restaurants, excluding drive-through facilities, when restaurants are permitted in the underlying zoning district, subject to the requirements of the underlying zoning district unless such requirement is specifically modified by the provisions of this POSRC Overlay District.
- C. Conversions of existing residential uses (as provided above) to business or professional offices or specialty restaurants, subject to restrictions as detailed in Subsections **A** and **B** above.
- D. Home occupations.
- E. Forestry.^[2]

^[2] *Editor's Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*

^[1] *Editor's Note: Uses shall comply with the regulatory requirements of the underlying zoning district unless alternative regulations are specifically stated within this overlay district.*

§ 405-3302. Dimensional regulations.

- A. Minimum lot area and width. See underlying zoning district for requirements.
- B. Front yard. See underlying zoning district for requirements.
- C. Side and rear yards. Upon request, side and rear yard setbacks of the underlying zoning district shall be reduced or eliminated by the Borough's Code Enforcement Officer based on a review by the Borough's Engineer that the following standards are addressed satisfactorily:
 - (1) Maintenance needs are addressed.
 - (2) Adequate landscaping and buffering are provided, according to § 420.8 of the Subdivision and Land Development Ordinance.^[1]
 - ^[1] *Editor's Note: The Borough's Subdivision and Land Development Ordinance is on file and available for inspection or sale at Borough offices.*
 - (3) Required parking is provided.

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(4) No building shall be located closer than 50 feet from residential districts.

- D. Building and impervious coverage. Upon request, building and impervious coverage requirements shall be reduced or eliminated by the Borough's Code Enforcement Officer based on a review by the Borough's Engineer that the landscaping standards of § 420.8 of the Subdivision and Land Development Ordinance^[2] and any drainage requirements of the Borough are addressed satisfactorily.

[2] *Editor's Note: The Borough's Subdivision and Land Development Ordinance is on file and available for inspection or sale at Borough offices.*

§ 405-3303. Additional development standards.

The following standards shall apply to any and all development under this article:

- A. Professional offices or other nonresidential uses shall not be permitted on any floors of a building above residential uses within the same structure.

- B. Residential uses within a building containing both residential and nonresidential uses shall not be located on the first floor.

- C. Additional parking requirements.

(1) No off-street parking spaces shall be required for the first 400 square feet of gross floor area of a building devoted to business or professional offices, studios, banks or other financial institutions.

(2) No off-street parking spaces shall be required for the first 400 square feet of gross floor area of a building devoted to specialty restaurants.

(3) Only one reduction in parking requirements, under above Subsection **C(1)** and **(2)**, may be applied to the parking requirement for any lot.

(4) Common parking facilities. The applicant shall provide evidence to the Borough Code Enforcement Officer that common parking facilities with adjacent properties have been pursued, and they are strongly encouraged. If common parking facilities are proposed, and formal arrangements between the proposed users are entered into to the satisfaction of the Borough Solicitor and Engineer, the Borough Code Enforcement Officer shall reduce the aggregate amount of required parking by up to 15%, subject to formal arrangements between the proposed users and satisfactory to the Borough Solicitor and Engineer.

(5) Parking lot dimensional requirements and setbacks. Upon request, aisle width dimensions, parking space dimensions, parking lot setbacks, and landscaping requirements shall be reduced or eliminated by the Borough's Code Enforcement Officer based on a review by the Borough's Engineer, provided that the landscaping standards of § 420.8 of the Subdivision and Land Development Ordinance^[1] are satisfactorily addressed and safe entry to/exit from proposed parking areas is approved by the Borough Engineer.

[1] *Editor's Note: The Borough's Subdivision and Land Development Ordinance is on file and available for inspection or sale at Borough offices.*

- D. New buildings or additions. No new buildings or additions to existing buildings shall be constructed in front of the existing principal building on the lot. The design of new buildings or additions shall be consistent with the architectural style of the existing buildings on the lot and with the predominant character of the abutting structures and neighborhood.^[2]

[2] *Editor's Note: Former § 122-3704, Definitions, as amended 5-18-2005 by Ord. No. 1730, which immediately followed this section, was repealed at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*