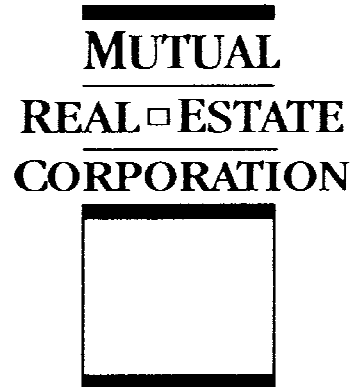


PROPERTY INFORMATION PACKAGE



1630 OLD YORK ROAD
SUITE 100
ABINGTON, PENNSYLVANIA 19001
(215) 784-9100 • FAX (215) 784-9540

PROPERTY ADDRESS

218 York Road
Jenkintown, Pennsylvania

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

SUMMARY OF PERTINENT INFORMATION

PROPERTY TYPE:	Retail/Commercial Mixed Use
LOCATION:	218 York Road
BOUROUGH:	Jenkintown
COUNTY:	Montgomery
STATE:	Pennsylvania
ZONING:	TC- Town Center District
PERMITTED PROPERTY USES:	Retail (Including Restaurants)/Office/Apartment
SIZE:	± 7,222 sq ft
IMPROVEMENTS:	A two-story Commercial Mixed Use Building which was a former retail art gallery. The first floor is ideal for a variety of retail and professional uses. Currently, the second floor has a spacious two bedroom apartment in the rear and office space up front, which can be used to service the first floor operation. Additionally, the building has a large glass window front and awnings.
ROOF:	Flat, built-up roof
UTILITIES:	Public water, sewer, electric and gas on-site
HVAC:	Heating and air conditioning on site
FRONTAGE:	±26 linear feet of frontage along U.S. Route 611 (York Road), providing excellent visibility.
ACCESS:	Next door to the Hiway Movie Theater, it is accessible from York Road.
TRANSPORTATION:	Septa Bus access and Septa Train Rail stops are nearby.
TRAFFICE COUNT:	±24,000 cars Northbound daily. (Route 611) ±24,000 cars Southbound daily. (Route 611)
PURCHASE PRICE:	\$750,000.00
RENTAL RATES:	First Floor: \$11.00/ sq ft per annum, triple net Second Floor Commercial Space: \$10.50/ sq ft per annum, triple net Second Floor Apartment: \$1,300.00/ month plus utilities

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

MISCELLANEOUS:

Excellent Retail Office opportunity to be located in a highly accessible suburban Philadelphia location within Montgomery County, Pennsylvania. This property is serviced by a service/freight elevator.

TOTAL TAXES:

\$10,191.00

TOTAL ASSESSMENT

\$257,380.00



ENTRANCE ALONG YORK ROAD



VIEWS OF THE FIRST FLOOR, AS A GALLERY



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IEWS OF THE SECOND FLOOR

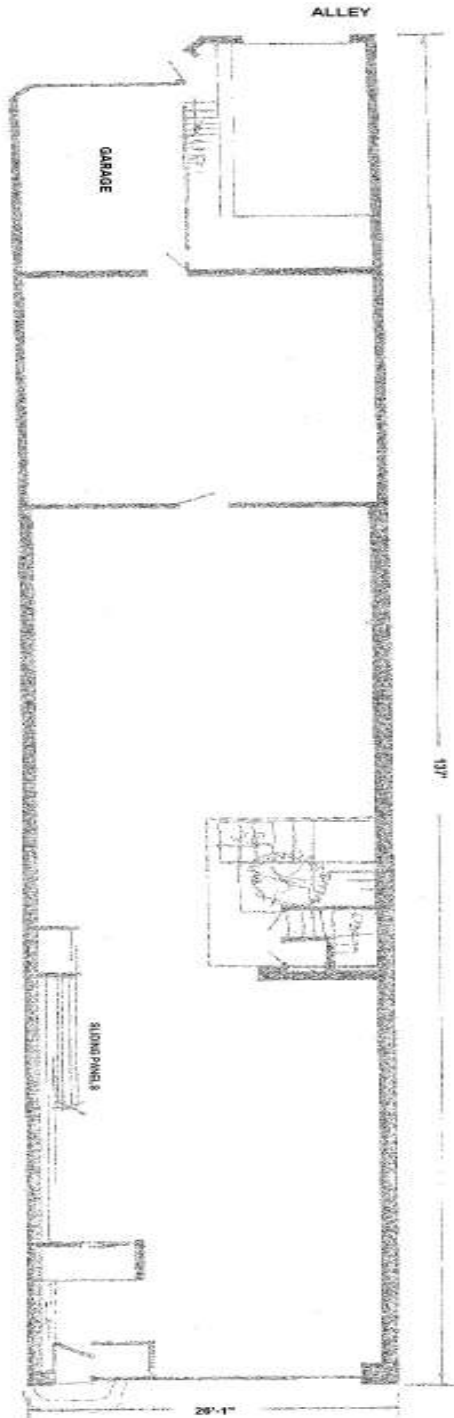
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Lanigan 218 YORK ROAD, JENKINTOWN, PA 19046

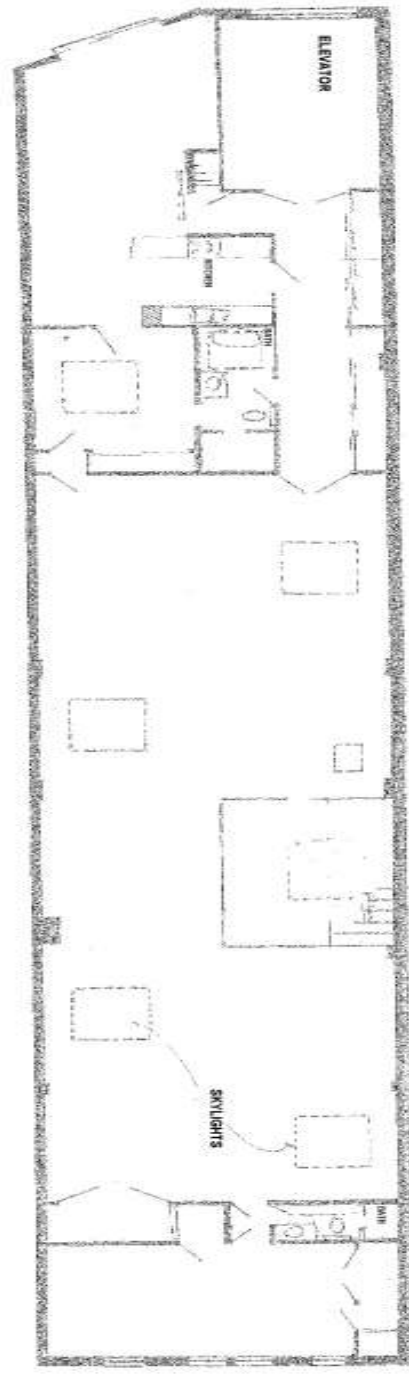
GREENWOOD AVENUE

FIRST FLOOR

EXTERIOR AREA- EACH FLOOR +/- 300 SQUARE FEET
 INTERIOR AREA- +/- 5000 SQUARE FEET FINISHED & 1500 SQUARE FEET UNFINISHED



SECOND FLOOR

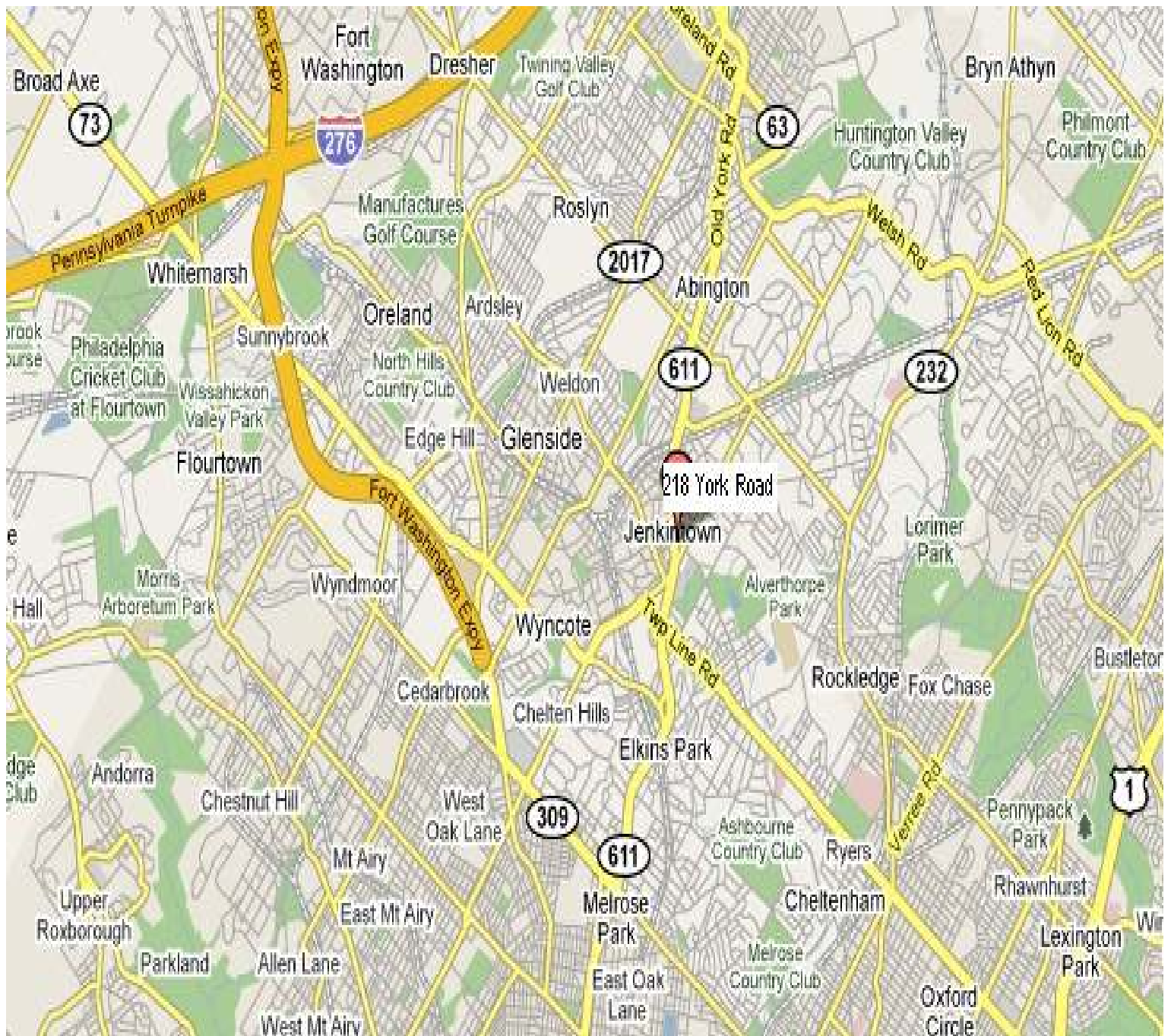


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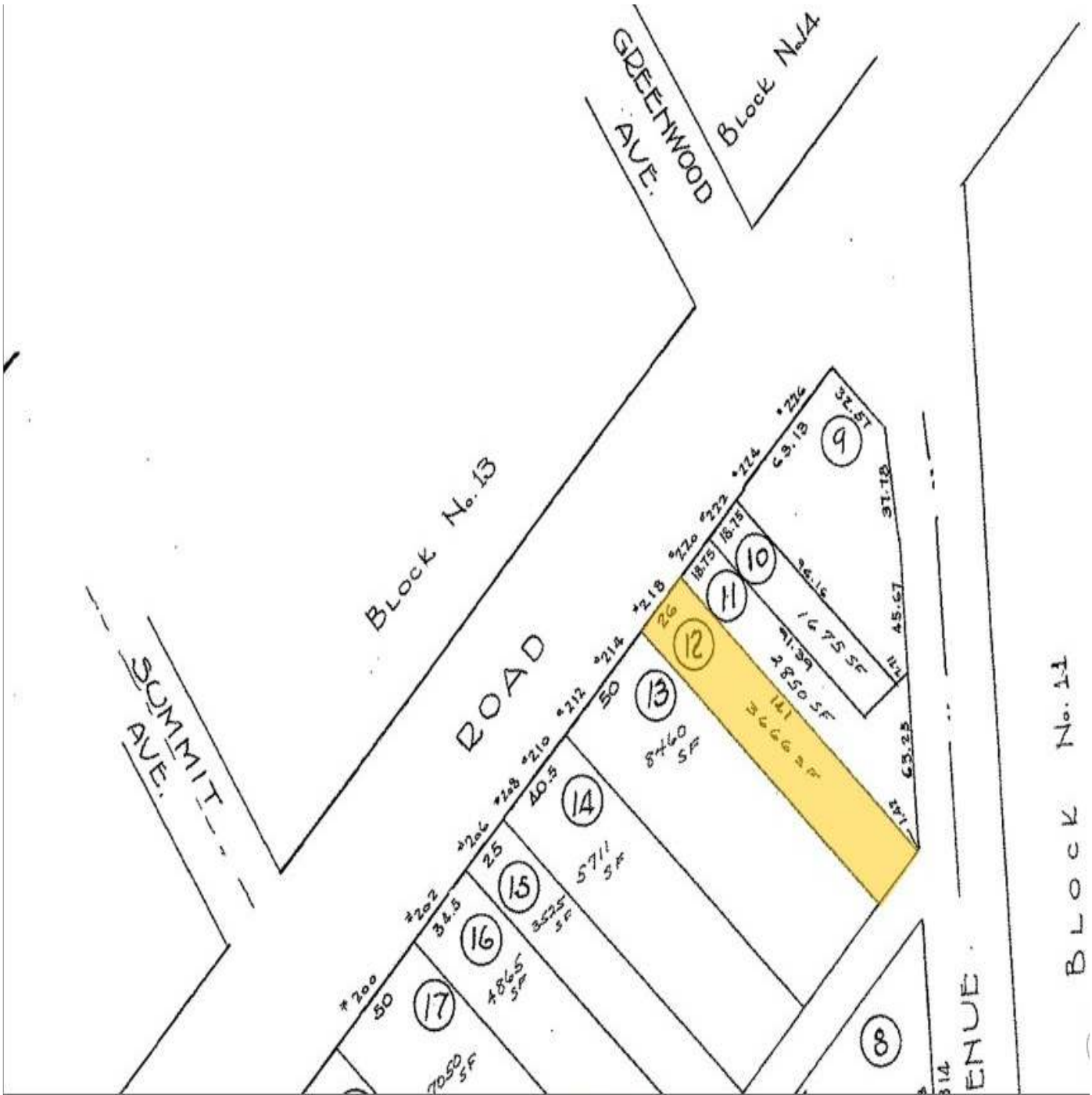
LOCAL MAP

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REGIONAL MAP

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TAX MAP

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ARTICLE X

TC Town Center District

§ 181-40. Purpose and Intent.

It is the intent of this article to provide regulations for small-scale, pedestrian commercial development that draws upon the existing character of the Borough's commercial core in conformance with its economic development goals, and the following objectives:

- A. Encourage economic development through the establishment of flexible building and parking standards while maintaining and enhancing the traditional York Road and West Avenue environments and the community's overall unique identity.
- B. Promote residential uses on second stories and above, as well as a mix of live-work units to help strengthen the character of York Road and West Avenue and to establish a 24-hour presence.
- C. Encourage the retention of the historic York Road streetscape by preserving the existing buildings to the greatest extent possible.
- D. Promote the reuse of existing structures in a manner that maintains the visual character and architectural scale.
- E. Provide design standards that ensure new buildings, additions, and renovations are consistent with and enhance the surrounding streetscape.
- F. Encourage lively, human-scaled activity areas and gathering places for the community through encouraging a mix of uses both horizontally and vertically.
- G. Establish a walkable community, linking the Town Center District with the Borough's *Gateway Commercial* and *Neighborhood Commercial Residential Districts*, by promoting pedestrian orientation of streets and buildings and providing a safe and convenient interconnected sidewalk network.
- H. Ensure the preservation of the Borough's residential neighborhoods surrounding the Town Center District.
- I. Promote the implementation of Jenkintown's revitalization/downtown plans.
- J. Provide incentives for restoration of period facades.

§ 181-41. Permitted Uses.

A lot may be used for one or more of the following uses, in compliance with the standards and requirements contained in this article:

A. By right permitted uses:

- (1) A mix of uses described in § 181-41.A, herein.
- (2) Apartments, on the second floor and above (with the exception of Apartment Buildings described in § 181-41.B(1) and (2)).
- (3) Artist live (second floor)/work (ground floor).
- (4) Small scale retail establishment for the sale of dry goods, variety and general merchandise, clothing, food, drugs, household supplies, beverages, hardware, furnishings, antiques, baked goods, greeting cards, plants and flowers; and the sale and repair of jewelry, watches, clocks,

JENKINTOWN ZONING CODE – AMENDED SEPTEMBER 13, 2010 - 27 -

optical goods, musical, professional or scientific instruments, but excluding drive-through facilities.

(5) Business office, such as real estate sales, travel agency, insurance sales, advertising, or retail copying and printing services.

(6) Professional office, such as those for the practice of medicine or other health services (physicians, dentists), or for law, engineering, architecture, or accounting.

(7) Personal service shop, such as tailor, barber, beauty salon, shoe repair, dressmaker, or dry cleaner (provided that no cleaning operations are performed on the premises); excluding massage parlors.

(8) Establishment serving food or beverages to the general public, such as restaurant, café, taproom, tavern, retail baker, confectionery or ice cream shop, including walk-up windows, but excluding drive-through facilities.

(9) Outdoor Dining

(10) Financial institution, such as a bank or savings and loan association, but excluding drive-through facilities.

(11) Health club and gym.

(12) Private club and fraternal organization.

(13) Studio for dance, music, fitness, art or photography.

(14) Artisan manufacturing (hand-tools only; e.g., jewelry or ceramics).

(15) Gallery and museum.

(16) Theater, including motion pictures and stage plays.

(17) Bed and breakfast inn and bed and breakfast house.

(18) Municipal administration uses, post office, community center, public library, offices for public utilities.

(19) Rail facility.

(20) Surface parking lot.

(21) Public park, plaza, square, courtyard, urban garden, and public recreation areas.

(22) Pedestrian take-out window.

(23) Street vendor.

(24) Farmer's market.