

PROPERTY INFORMATION PACKAGE

**MUTUAL
REAL ESTATE
CORPORATION**



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

PROPERTY ADDRESS

**RYMAR PLAZA
530 WEST STREET ROAD
WARMINSTER PENNSYLVANIA**

MUTUAL REAL ESTATE CONTACT:

**LOUIS J. SYRKUS
OR
LEE J. FADEN**

SUMMARY OF PERTINENT INFORMATION

LOCATION: Rymar Plaza
530 W. Street Road
Warminster, PA

COUNTY: Bucks

TAX PARCEL NO. 49-015-285

ZONED: C-1 Commercial

PROPERTY DESCRIPTION: 2 story, \pm 7,200 square foot office complex.

LOT SIZE: .308 Acres

YEAR BUILT: 1967

PARKING: Ample on-site parking.

WATER & SEWER: Public.

HVAC: Oil heat and fully air-conditioned.

SPACE AVAILABLE:

First Floor:	Suite 105-	\pm 145.2 Square Feet
	Suite 106-	\pm 528 Square Feet
Second Floor:	Suites 201 & 203-	\pm 1,026 Square Feet (Can be divided.)
	Suites 202 & 204-	\pm 944 Square Feet (Can be divided.)

CEILING HEIGHT: \pm 8'

ASSESSMENT:

Land-	\$17,120.00
Building-	<u>\$63,680.00</u>
Total Assessment	\$80,800.00

TAXES:

Borough (2011)	\$ 1,379.00
County, Township (2011)	\$ 1,772.00
School (2011)	<u>\$ 9,177.00</u>
Total Taxes (2011)	\$12,328.00

LEASE RATE:

First Floor-	\$14.50 per square foot per annum including utilities, plus janitorial.
Second Floor-	\$13.50 per square foot per annum including utilities, plus janitorial.

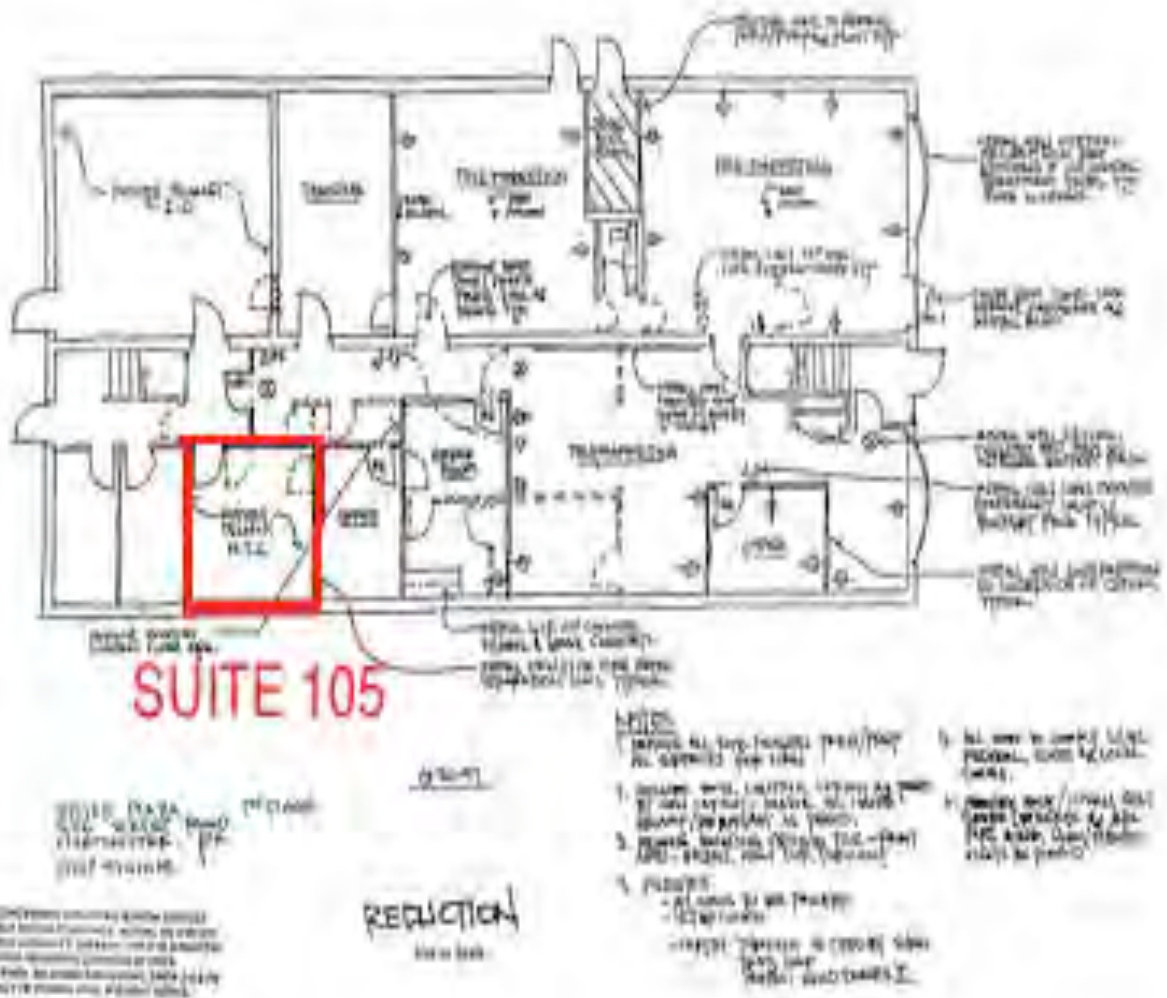
MISCELLANEOUS: Immediate access to Street Road (Route 132), in proximity to York Road (Route 263), Jacksonville Road (Route 332), and is accessible from The Willow Grove and The Philadelphia/Neshaminy Exits of The Pennsylvania Turnpike. Located adjacent to Auto Zone.

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FRONT AND PARKING LOT

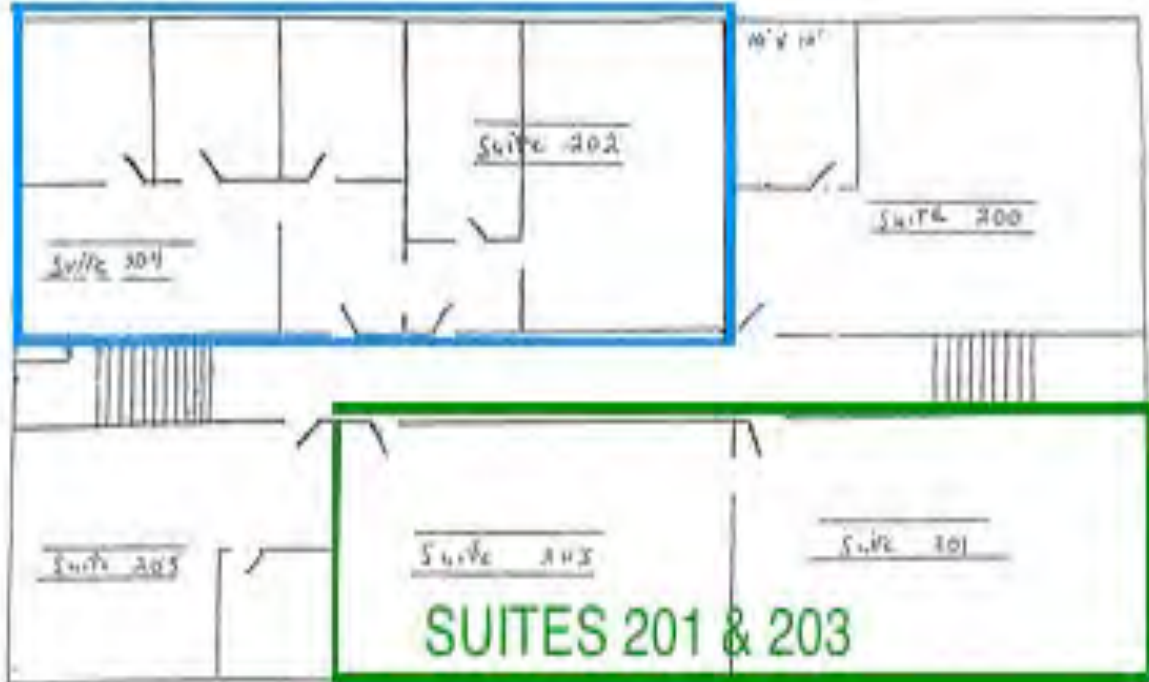
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FIRST FLOOR- (NOT TO SCALE)

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SUITES 202 & 204



ERNO PLAZA II
MADISONIA, PENNSYLVANIA

SECOND FLOOR

REDUCTION
Not to Scale

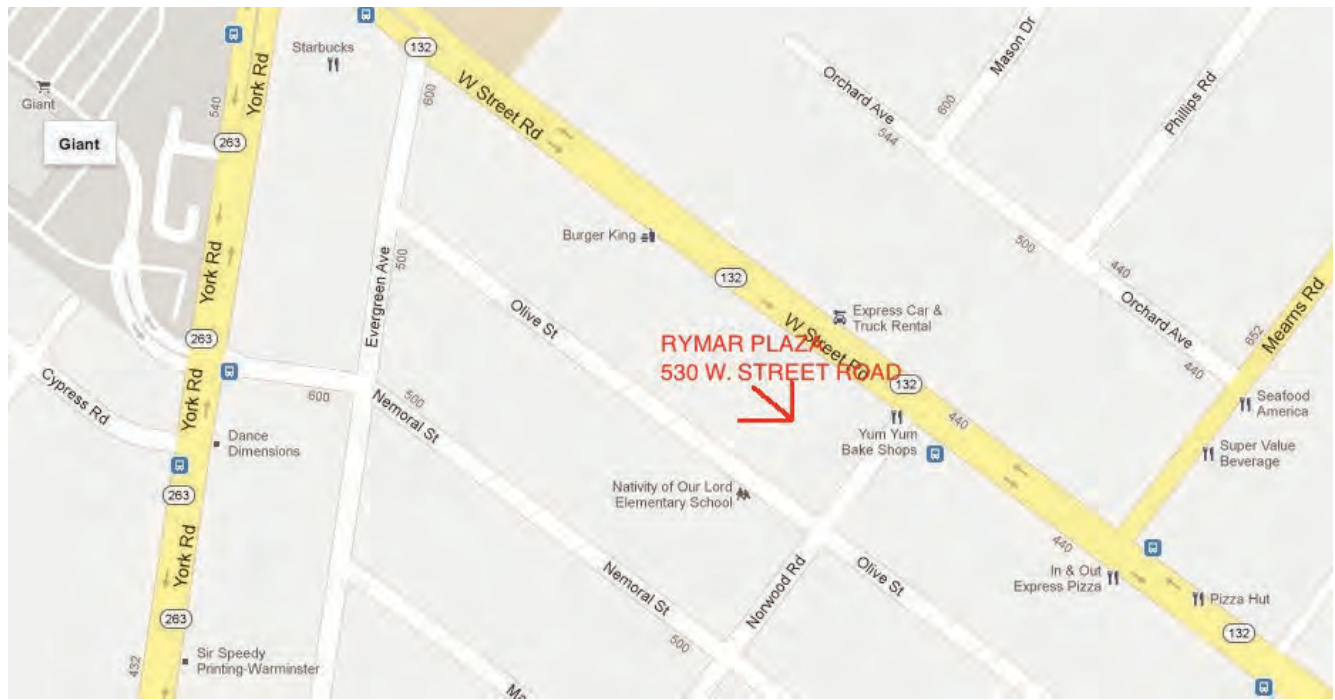
SECOND FLOOR- (NOT TO SCALE)

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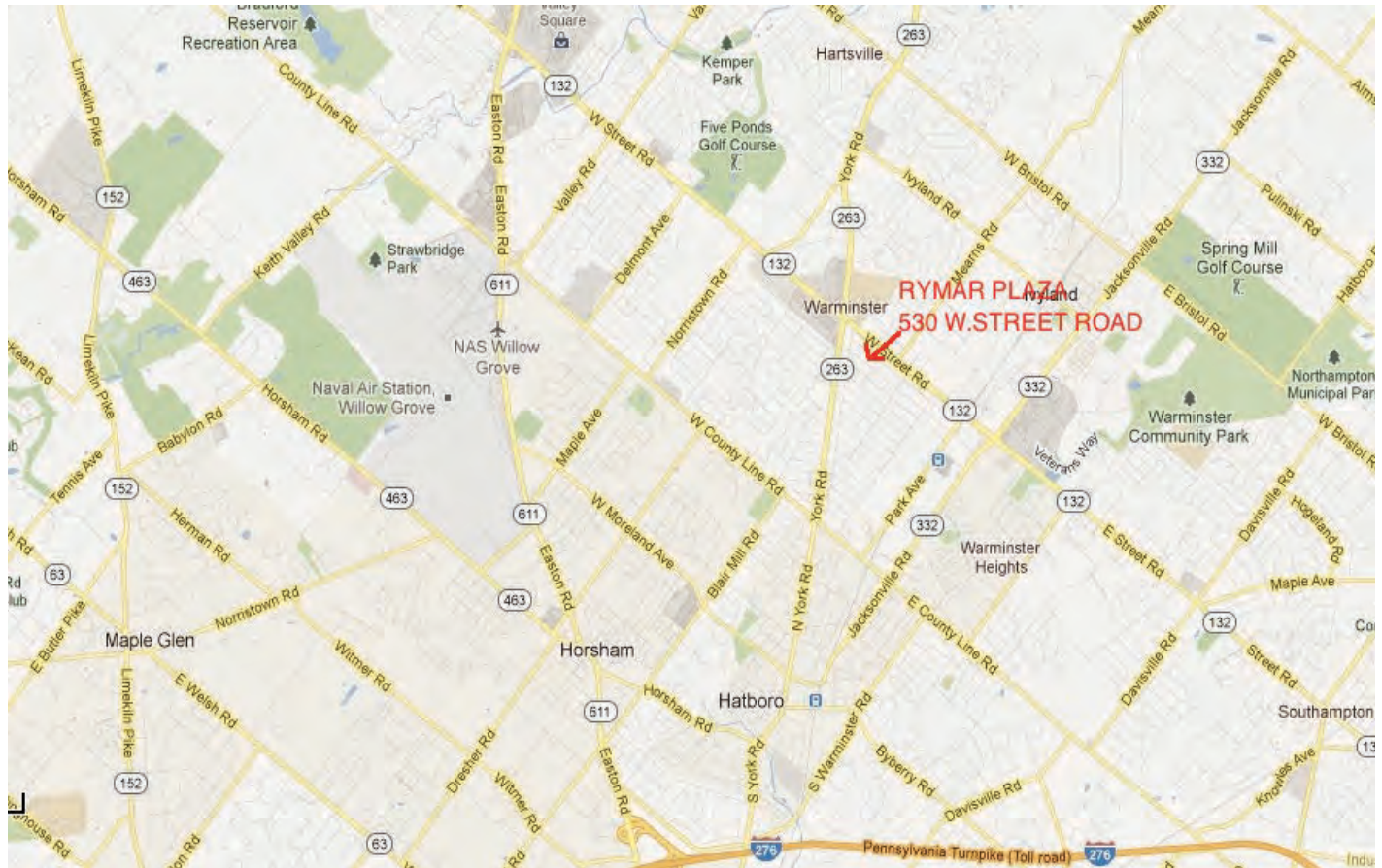


AERIAL VIEW

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LOCAL VIEW



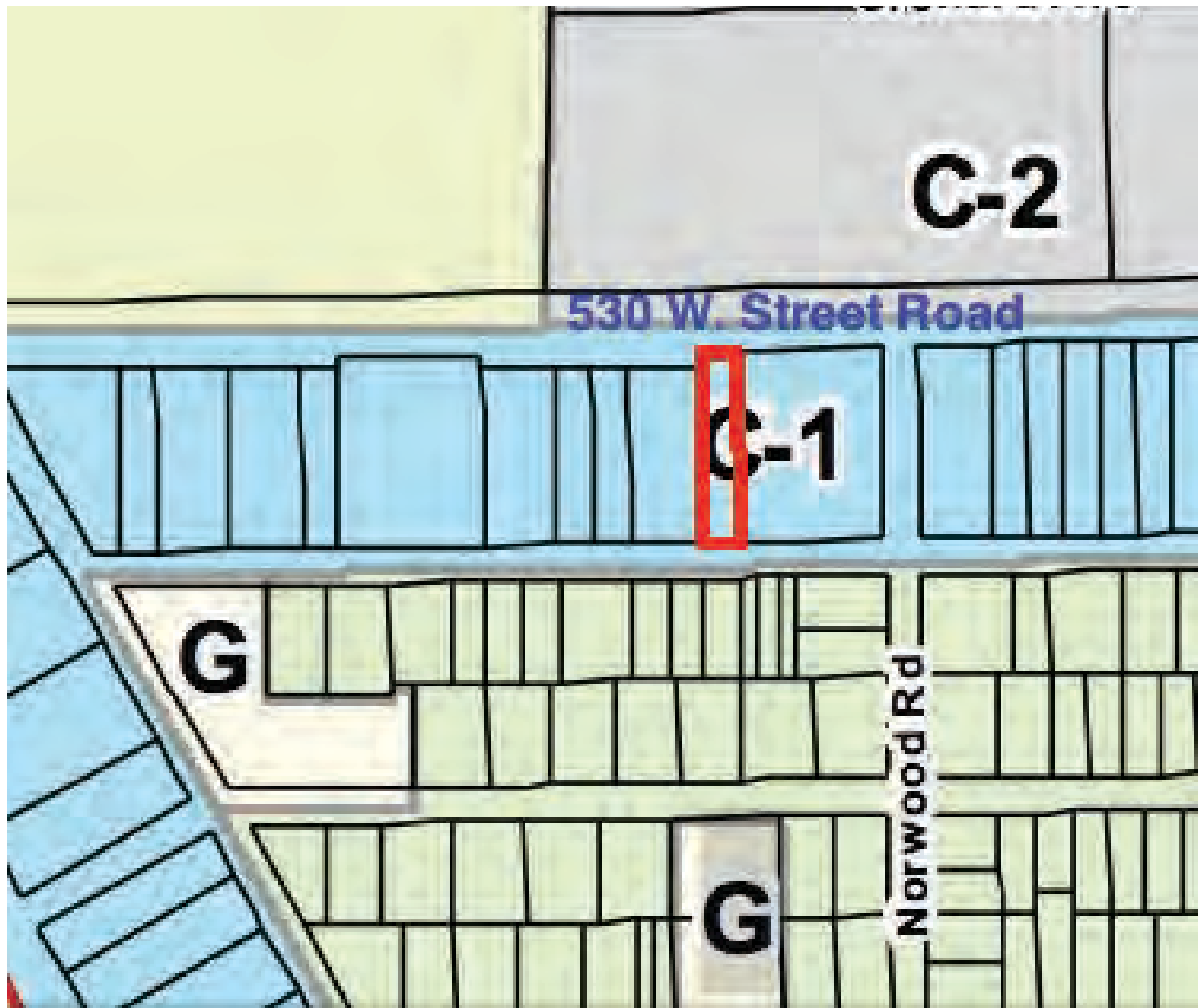
REGIONAL VIEW

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TAX MAP

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ZONING MAP

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Part 11
C1 --Commercial-1 Districts- WARMINSTER TOWNSHIP

§1100 Permitted Uses --A building may be erected or used and a lot may be used or occupied for any of the purposes listed in this Section subject to additional requirements of applicable provisions of this and other Township ordinances.

A. The following uses are permitted by right:

B.

- Use 2 Lawn and garden center
- Use 10 Place of worship
- Use 11 Public or private school
- Use 12 Library or museum
- Use 15 Private club or lodge
- Use 16 Community center
- Use 18 Adult day care
- Use 20 Nursing home, personal care facility, assisted living facility, or
 convalescent home
- Use 24 Medical or dental office/clinic
- Use 25 Business or professional office
- Use 27 Retail shop
- Use 28 Service business
- Use 29 Bank, savings and loan association
- Use 30 Restaurant
- Use 31 Repair shop
- Use 32 Mortuary or funeral home
- Use 33 Hotel
- Use 34 Indoor commercial entertainment
- Use 35 Outdoor private recreation
- Use 37 Veterinary office
- Use 42 Trade or professional school
- Use 46 Banquet/catering facility
- Use 48 Limited personal service
- Use 49 Equipment rental or motor vehicle leasing
- Use 50 Emergency services
- Use 52 Railway/transportation station
- Use 55 Utility operating facility
- Use 80 Accessory drive-through facility

C. The following uses are permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of Part 26 of this Chapter: None

D. The following uses are permitted as Conditional Uses when authorized by the Board of Supervisors in accordance with the terms of Part 25 of this Chapter:

- Use 17 Day care center

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Use 38	Motor vehicle fueling station
Use 39	Car wash
Use 40	Motor vehicle sales
Use 41	Motor vehicle repair garage
Use 44	Large retail store
Use 47	Shopping center
Use 53	Public or private parking garage
Use 54	Cellular telecommunications facility
Use 74	Non-residential accessory building or structure
Use 75	Motor vehicle fuel pumps
Use 77	Non-residential wind energy system

§1101 Area and Dimensional Requirements - All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in Part 16, Use Regulations, for the specific use, in which case the requirements of Part 16 shall apply.

- A. Minimum Lot Area. Each lot shall contain an area of not less than fifteen thousand (15,000) square feet with a width of not less than eighty (80) feet at the front property line.
- B. Building Area. Not more than twenty-five (25) percent of the area of each lot shall be occupied by building.
- C. Front Yards. There shall be a front yard along each street on which a lot abuts which shall be not less than thirty-five (35) feet in depth.
- D. Side Yards. Unless otherwise provided in this Chapter, each side yard shall be not less than ten (10) feet in width.
- E. Rear Yard. Unless otherwise provided in this Chapter. There shall be a rear yard on each lot, which shall be not less than thirty-five (35) feet in depth.
- F. Buffer Yards. Along any zoning district boundary line or use, a buffer yard shall be provided which shall be not less than twenty-five (25) feet in width measured from such boundary line or from the street line where such street constitutes the district boundary line and shall be in accordance with the provisions of this Chapter. Such buffer yards may be conterminous with any required yard in this district and in case of conflict, the largest yard requirement shall apply.
- G. Off-street parking and loading space, pedestrian walkways and motor vehicle access shall be provided in accordance with the provisions of this Chapter.
- H. Impervious Surface Ratio. No more than fifty (50) percent of the total lot area shall be covered with impervious surface.

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