



FOR SALE
HISTORIC 10,000 Sq. Ft. OFFICE BUILDING
7827 OLD YORK ROAD (Route 611)
ELKINS PARK, MONTGOMERY COUNTY, PA



Lot Size: .94 acre w/179.20" on Route 611
Building Layout: 3.5 Story- 9,900 SF Horace Trumbauer Designed Office Building
Parking: 35 car capacity
Access: Route 611 & Ashbourne Road
Comments: Well maintained corporate office building includes beautifully fixtured meeting room, conference room, multiple kitchens, bathrooms, bullpen areas, (15) offices

Sale Price: \$885,000.00

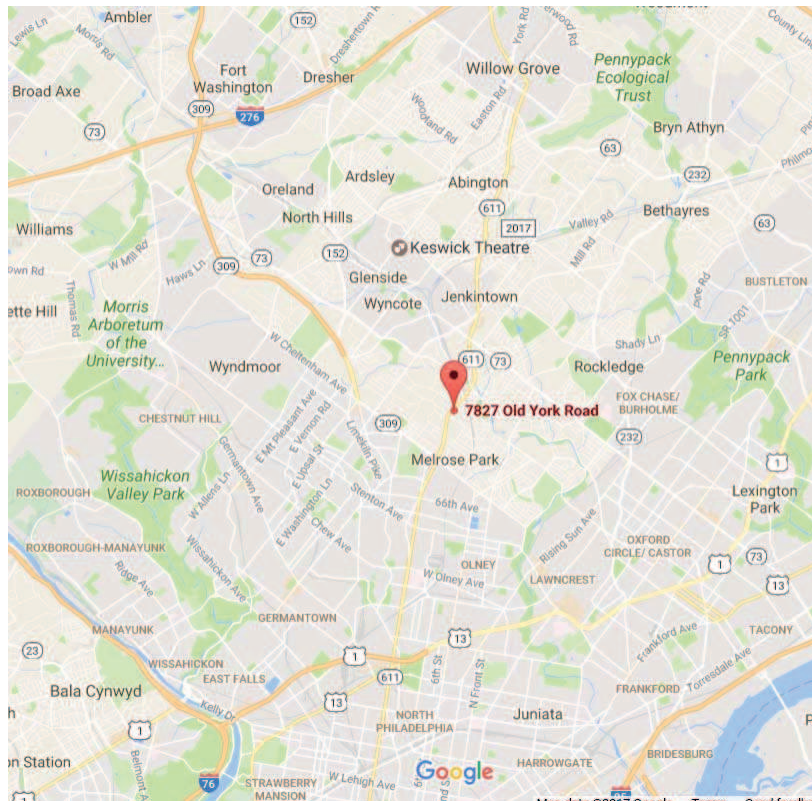
Jim Kahn @ Kahn & Co. Real Estate
jimkahn@kahnandco.com
(215) 654-0500 phone (215) 654-7557 fax

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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Township of Cheltenham, PA
Monday, May 16, 2016

Chapter 295. Zoning

Article VII. R₄ Residence Districts

§ 295-35. Applicable regulations.

In R₄ Residence Districts, the regulations contained in this article shall apply.

§ 295-36. 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:

- A. Single-family detached dwelling.
- B. Row house or townhouse as provided in Article XXIX, § 295-226.
- C. Educational or religious use, including a dormitory of an educational or religious institution when authorized as a special exception, excluding sanatorium, rest home or correctional institution, provided that there will be provided at least one indoor or outdoor parking space for motor vehicles for each room used for dormitory purposes unless the educational or religious institution limits or restricts the use of motor vehicles in which case the number of parking spaces may be reduced when authorized as a special exception.
- D. Golf course, excluding golf driving range and miniature golf course.
- E. Municipal use.
- F. Accessory use on the same lot and customarily incidental to any of the foregoing permitted uses. The term "accessory use" shall not include an office for the conduct of business or any commercial enterprise but shall include:
 - (1) Private garage for use of the occupants.
 - (2) A professional office for a lawyer, doctor, dentist, chiropractor and any other practitioner of the healing arts for humans, as licensed by the Commonwealth of Pennsylvania, provided that such office or rooms are located in a dwelling in which the practitioner resides, provided that such office shall not exceed 50% of the basement or first floor, as the case may be.
 - (3) A private swimming pool for the use of the occupants.
 - (4) A satellite earth station for the use of the occupants, provided that such satellite earth station complies with the requirements set forth in Article XXIX.
- G. Signs when erected and maintained in accordance with the provisions of Article XXV hereof and other applicable Township ordinances.

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