

5,500 SQ. FT BUILDING AREA

FOR SALE

321 EASTON ROAD (RT. 611) HORSHAM, PA



LOT DESCRIPTION:

1.22 ACRES W/ .67 ACRES IMPROVED, 396' RT. 611 FRONTAGE,
30 +/- CAR PARKING

BUILDING DESCRIPTION:

4,950 SF COMMERCIAL BUILDING W/ RETAIL SHOWROOM,
MULTIPLE DRIVE-IN DOORS, FULLY RENOVATED 8 YRS AGO,
560 SF STORAGE BUILDING IN REAR, 9.5' - 12' CEILING HEIGHTS

ZONING:

GC-2, GENERAL COMMERCIAL

TRAFFIC COUNT:

30,248 VEHICLES PER DAY

REAL ESTATE TAXES:

\$13,240

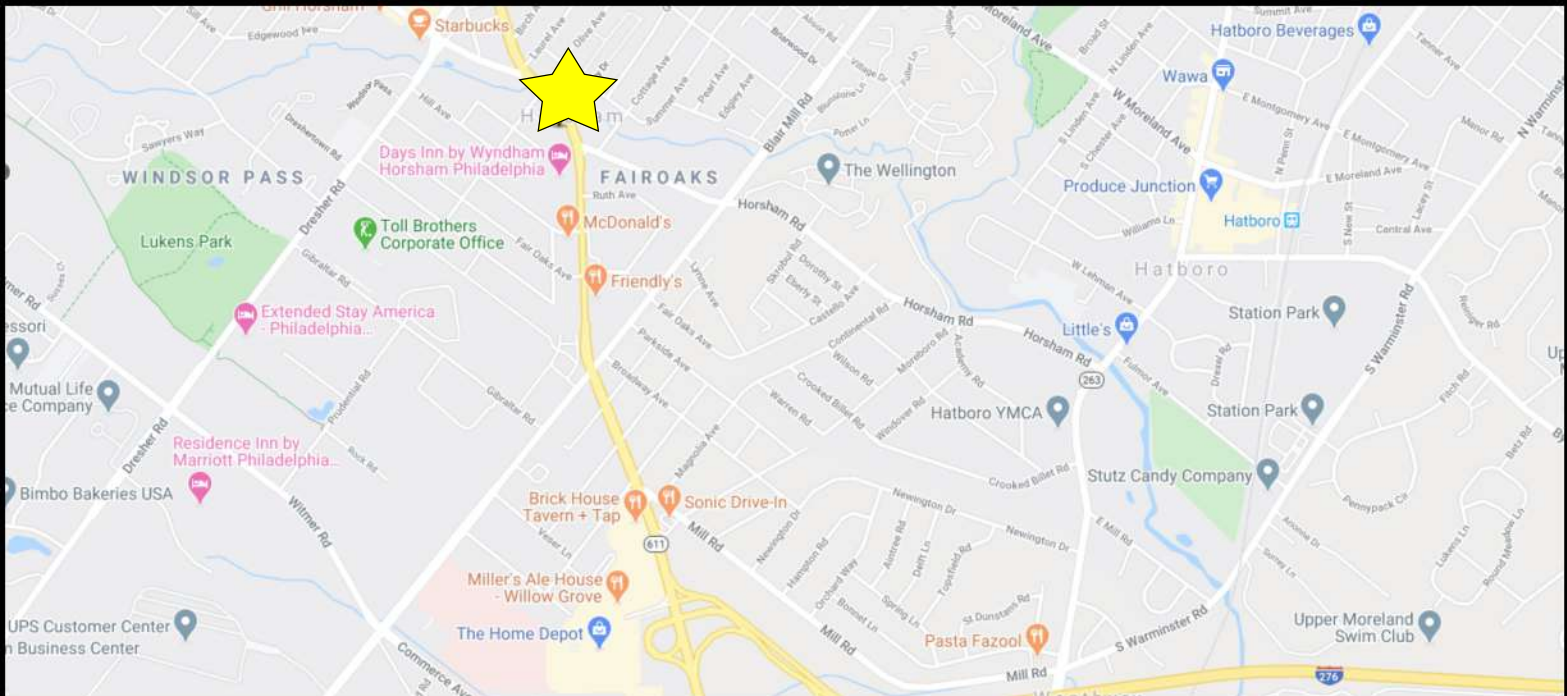
ASKING SALES PRICE:

\$875,000.00

5,500 SQ. FT BUILDING AREA

FOR SALE

321 EASTON ROAD (RT. 611) HORSHAM, PA

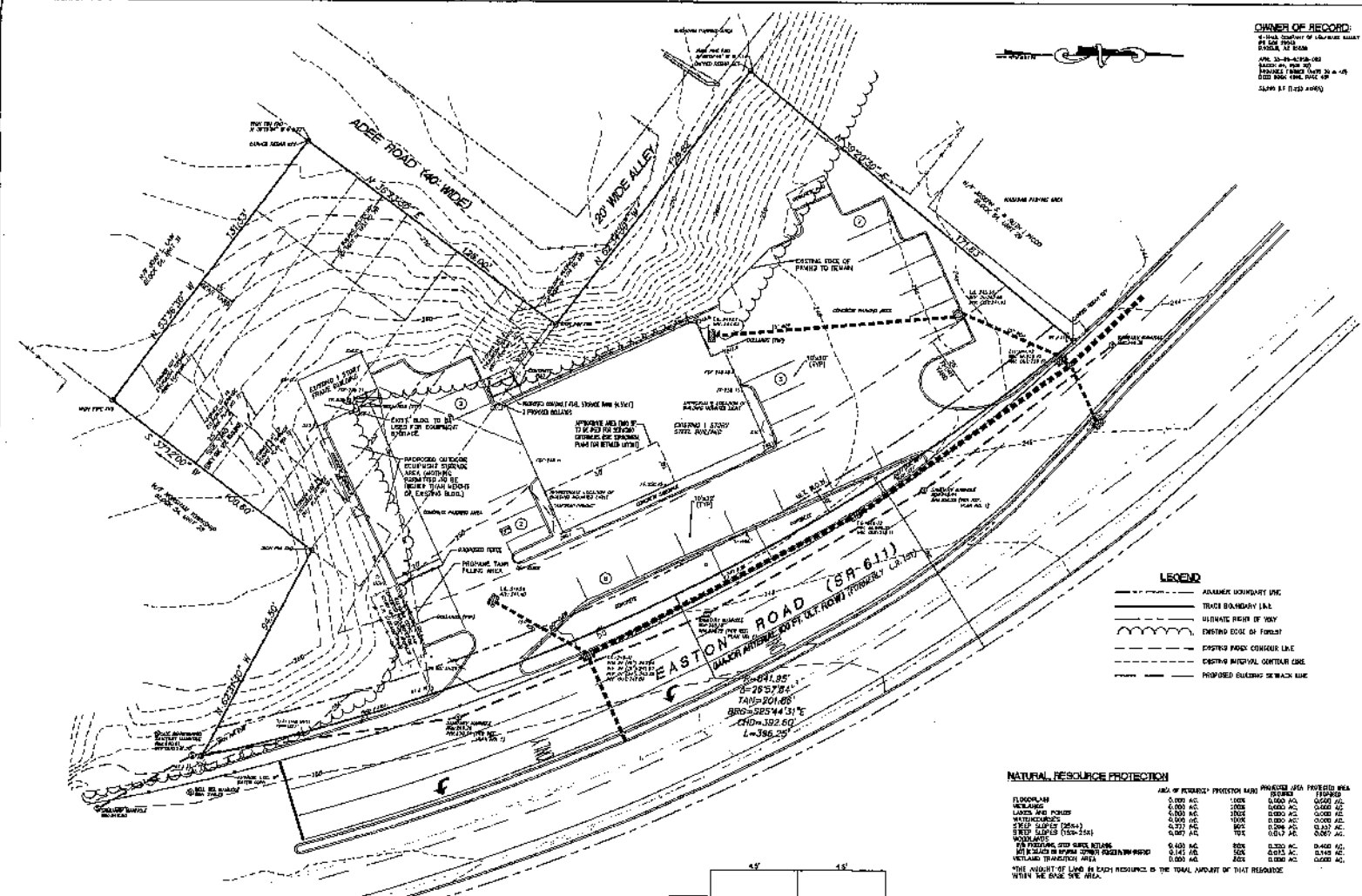


2019 Population:

1 MILE	3 MILE	5 MILE
9,870	86,306	200,362

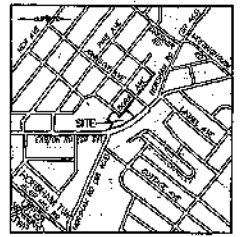
2019 Average HH Income:

1 MILE	3 MILE	5 MILE
\$80,239	\$94,082	\$104,025



OWNER OF RECORD:
 4144 EASTON RD
 EASTON, PA 18042
 APR. 20-14-1000-00
 10000 SQ. FT. ±
 10000 SQ. FT. ±
 10000 SQ. FT. ±
 10000 SQ. FT. ±

SITE ADDRESS:
 4144 EASTON RD
 EASTON, PA 18042



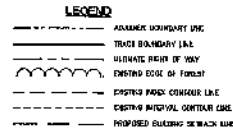
ZONING DATA
 ZONING: C-2 CENTRAL COMMERCIAL & HIGHWAY DEVELOPMENT DISTRICT
 MINIMUM LOT AREA: 10,000 SQ. FT.
 MINIMUM FRONT SETBACK: 25 FT.
 MINIMUM SIDE SETBACK: 10 FT.
 MINIMUM REAR SETBACK: 10 FT.
 MINIMUM BUILDING HEIGHT: 35 FT.
 MINIMUM LOT WIDTH: 100 FT.
 MINIMUM LOT DEPTH: 100 FT.

DEVELOPABLE AREA CALCULATIONS

TOTAL SITE AREA	1,023 AC
PROTECTED AREA	1,023 AC
DEVELOPABLE AREA	0.00 AC

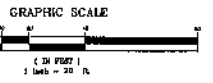
PROTECTED AREA CALCULATIONS

PROTECTED AREA	1,023 AC
DEVELOPABLE AREA	0.00 AC
TOTAL DEVELOPABLE AREA	0.00 AC



NATURAL RESOURCE PROTECTION

RESOURCE	AREA OF PROTECTION (AC)	PROTECTED AREA (AC)	PROTECTED AREA (AC)
FLOODPLAIN	0.00 AC	0.00 AC	0.00 AC
WETLANDS	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S1-S4)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S5-S8)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S9-S12)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S13-S16)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S17-S20)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S21-S24)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S25-S28)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S29-S32)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S33-S36)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S37-S40)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S41-S44)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S45-S48)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S49-S52)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S53-S56)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S57-S60)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S61-S64)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S65-S68)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S69-S72)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S73-S76)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S77-S80)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S81-S84)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S85-S88)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S89-S92)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S93-S96)	0.00 AC	0.00 AC	0.00 AC
WETLANDS (S97-S100)	0.00 AC	0.00 AC	0.00 AC



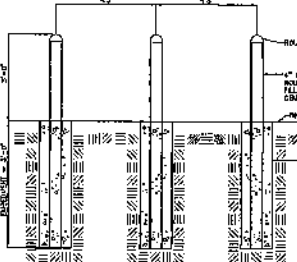
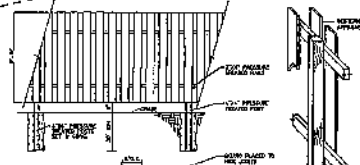
BUILDING COVERAGE CALCULATIONS

PROPOSED	0.00 AC
EXISTING	0.00 AC
TOTAL	0.00 AC

VEGETATIVE COVER CALCULATIONS

PROPOSED	0.00 AC
EXISTING	0.00 AC
TOTAL	0.00 AC

- NOTES:**
- THIS MAP REPRESENTS A PRELIMINARY SURVEY MADE BY VAN CLEEF ENGINEERS/ASSOCIATES (VCEA) IN HONORARY STATUS.
 - THIS MAP REPRESENTS A SURVEY MADE BY VCEA IN HONORARY AND VOLUNTARY STATUS. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF VCEA.
 - THE POINTS SHOWN ON THIS MAP ARE LOCATED IN ACCORDANCE WITH THE "AREA OF PROTECTION" AS SHOWN ON THE "NATURAL RESOURCE PROTECTION" MAP HIGHLIGHTED IN RED. THE POINTS ARE LOCATED IN ACCORDANCE WITH THE "NATURAL RESOURCE PROTECTION" MAP HIGHLIGHTED IN RED.
 - THIS SURVEY DOES NOT VERIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
 - SEE SCALE SHEET FOR MEASUREMENT POINTS. ALL MEASUREMENTS ARE IN FEET UNLESS OTHERWISE NOTED.
 - THE CONCRETE HAS PREVIOUSLY BEEN USED FOR ABOVE GROUND PAVEMENT. IT IS PROPOSED TO REUSE THE CONCRETE FOR ABOVE GROUND PAVEMENT BY THE APPLICANT.



PLAN NOTATION
 ONLY THESE PLANS SHALL BE USED AS APPROVED BY THE BOARD OF SUPERVISORS. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF VCEA. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF VCEA.

6' ALTERNATING BOARD FENCE DETAIL
 (NOT TO SCALE)

BOLLARD DETAIL
 (NOT TO SCALE)

REVISIONS

NO.	DATE	DESCRIPTION
1	1/20/2011	ISSUED FOR PERMIT APPLICATION

DATE: JANUARY 20, 2011
SCALE: 1" = 20'
DESIGNED BY: LHM
DRAWN BY: LHM
CHECKED BY: SDC
REVISIONS: NONE
DATE: 10-10-10
SCALE: 1" = 10'-0"

BY: DONALD R. HENNING, P.E., S.U. 045518-5
BY: DANIEL D. COSTANZO, P.E. No. 011557-R

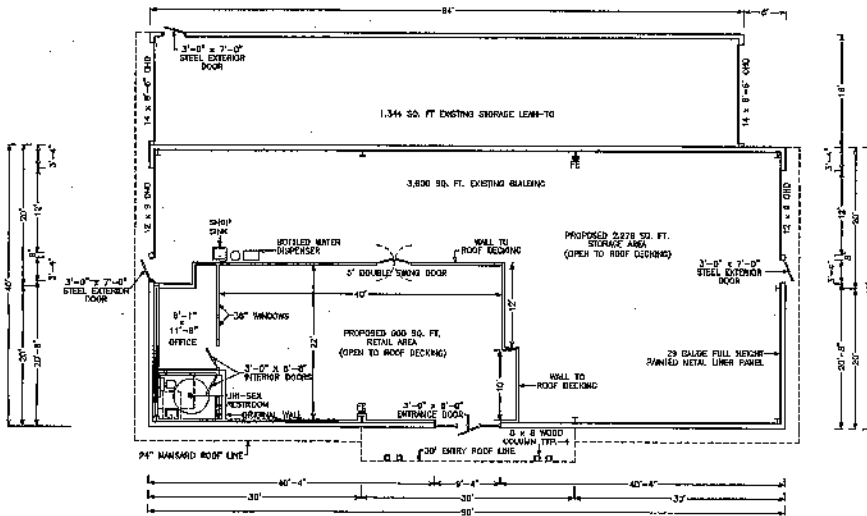
Van Cleef ENGINEERING ASSOCIATES
 Consulting Engineers and Environmental Engineers
 Land Surveyors
 Professional Planners
 Landscape Architects

ZONING PERMIT PLAN
 FOR
 GEORGES TOOL RENTAL
 BLOCK 54, UNIT 30
 HORSHAM TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

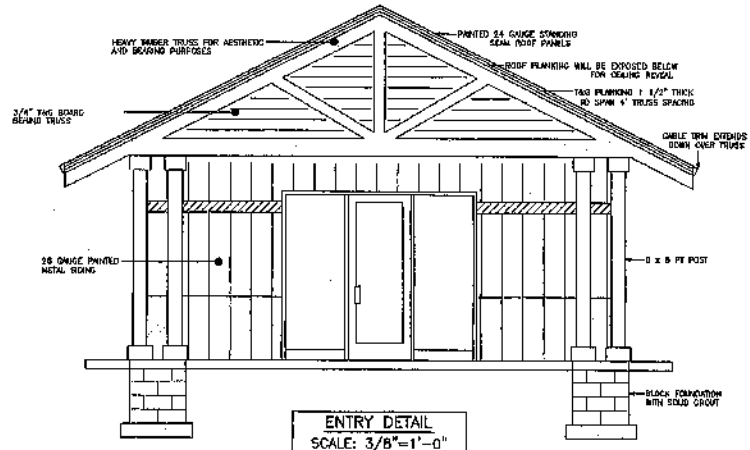
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DRAWN BY: B.J.W.
CHECKED BY: P.L.N.
REVISIONS:

DATE: 05/25/11
GEORGE'S TOOL
FLOOR PLAN & ELEV.

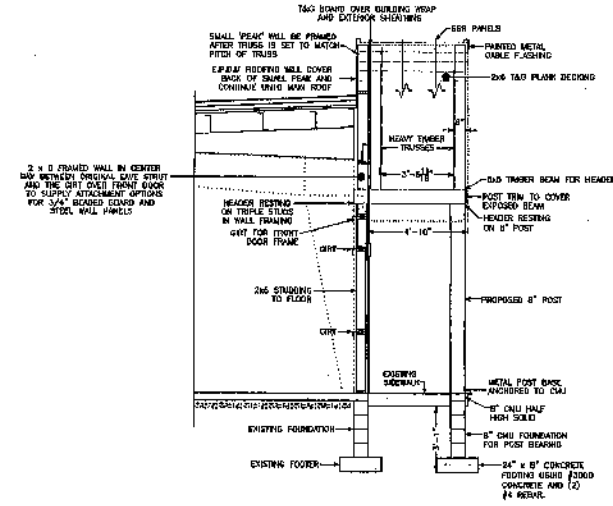
A.1



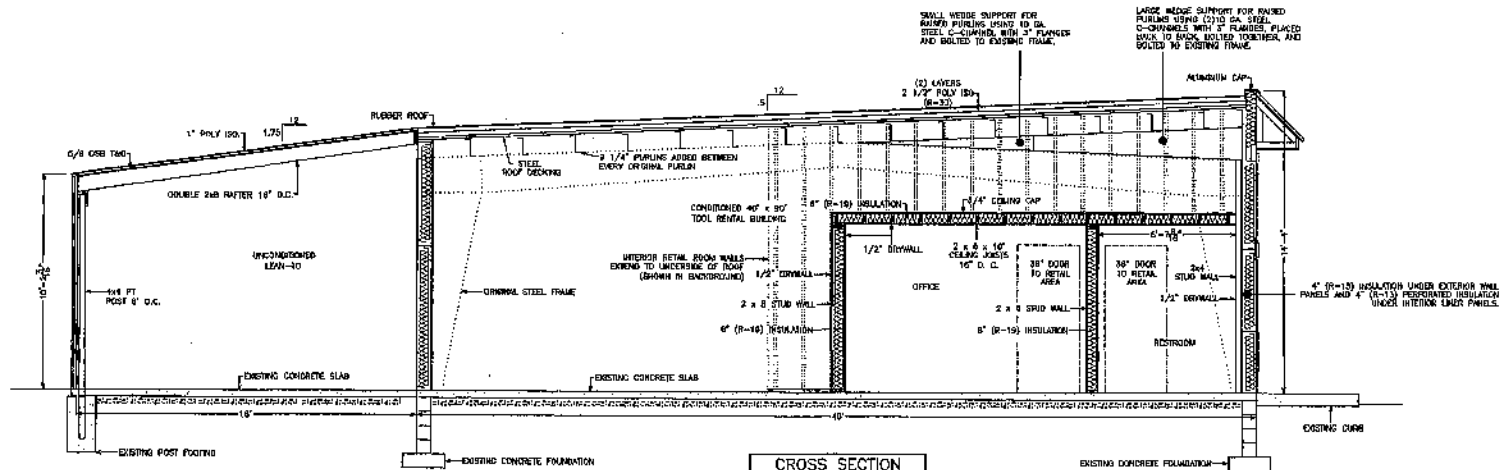
**FRONT SIDEWALL
FLOOR PLAN**
SCALE: 1/8"=1'-0"



ENTRY DETAIL
SCALE: 3/8"=1'-0"



ENTRY DETAIL
SCALE: 3/8"=1'-0"



CROSS SECTION
SCALE: 3/8"=1'-0"

HOOVER
BUILDING SPECIALISTS, LLC
5010 Montebello Pike
Horseshoe Bend
Montgomery County, PA 19364
610-275-9242

GEORGE'S TOOL RENTAL, INC.
321 EASTON ROAD
HORSHAM, PA 18044
HORSHAM TOWNSHIP
MONTGOMERY COUNTY

SCALE

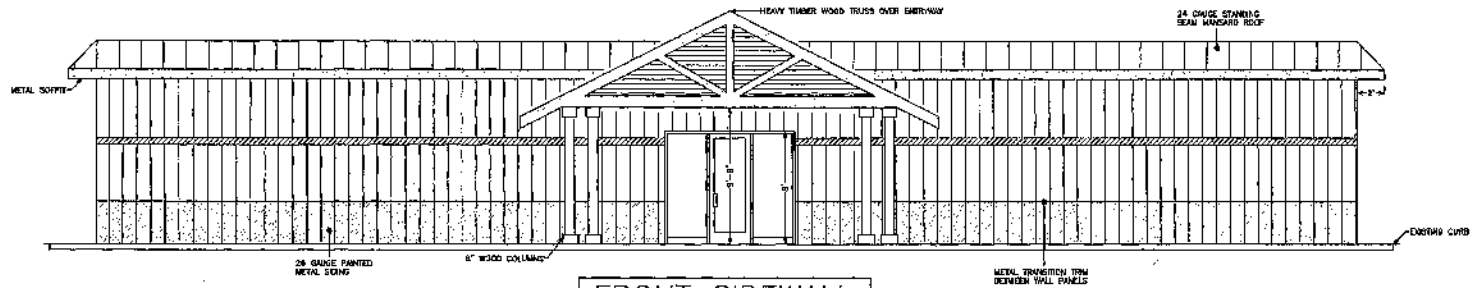
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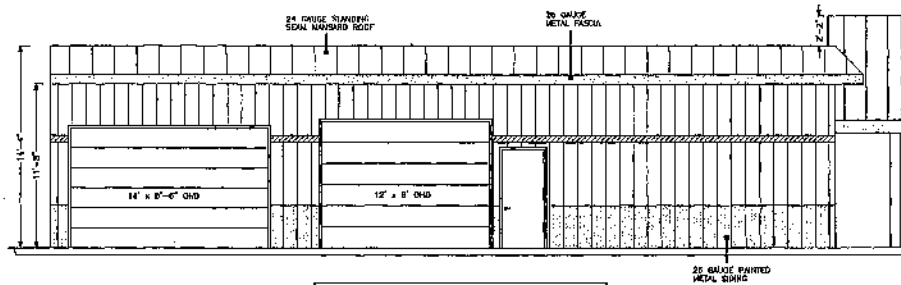
HPD JOB NO.	
DATE	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
REVISIONS	

DATE: 05/26/11
GEORGE'S TOOL
CROSS SECTION

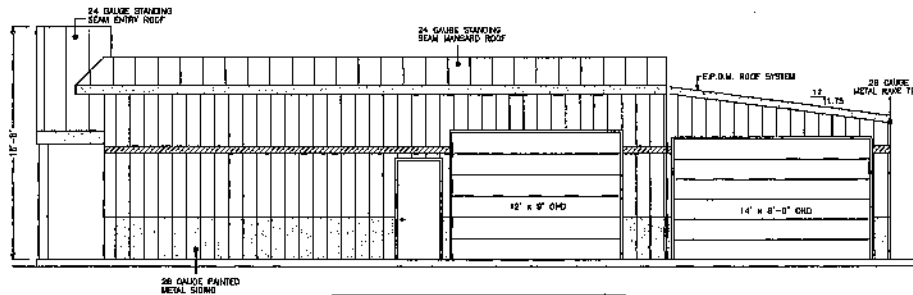
A.3



FRONT SIDEWALL
SCALE: 1/4"=1'-0"



LEFT ENDWALL
SCALE: 1/4"=1'-0"



RIGHT ENDWALL
SCALE: 1/4"=1'-0"

HOOVER
BUILDING SPECIALISTS, LLC
4600 N. Meridian Ave. #100
810-333-4240 Fax #810-333-4245

GEORGE'S TOOL RENTAL, INC.
321 EASTON ROAD
HORSHAM, PA 19044
HORSHAM TOWNSHIP
MONTGOMERY COUNTY

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DESIGNED BY: []
DRAWN BY: []
CHECKED BY: []
REVISIONS: []

DATE: 05/26/11
GEORGE'S TOOL
ELEVATION

A.2