

MIXED USE BUILDING FOR SALE
In the Heart of Conshohocken

- A N D -

**1,800 SF FIRST FLOOR
OFFICE FOR LEASE**



214 FAYETTE STREET | CONSHOHOCKEN, PA



PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380

PROPERTY HIGHLIGHTS

- Mixed Use Investment Property
- Heart of Conshohocken—Fayette Street Location
- Very well maintained
- Walking distance to all downtown Conshohocken Restaurants and Retail
- 0.3 Miles from the Manayunk Norristown Train Line
- Two 3 Bedroom Units
 - Fully Leased
 - Strong Rental History
- 1,800 SF First Floor Office (Available for Lease)
 - Multiple Offices
 - Conference Room
 - Large Signage directly on Fayette Street
 - Huge Sunroom Overlooking Downtown Conshohocken

OFFICE LEASE RATE: \$15.50/SF PLUS UTILITIES

BUILDING SALE PRICE: \$795,000



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CONSHOHOCKEN

Pennsylvania

Conshohocken is a vibrant borough located in Montgomery County, Pennsylvania, just 14 miles northwest of Philadelphia. The town has a rich history dating back to the 18th century when it was a center for manufacturing and trade due to its location along the Schuylkill River. Today, Conshohocken has evolved into a thriving community with a population of approximately 8,000 residents.

Conshohocken is home to a variety of businesses and amenities, including a bustling downtown area with restaurants, shops, and entertainment venues. The borough also has easy access to major highways and public transportation, making it an attractive location for commuters. The property offers an opportunity to be a part of this dynamic community and contribute to its ongoing growth and development.

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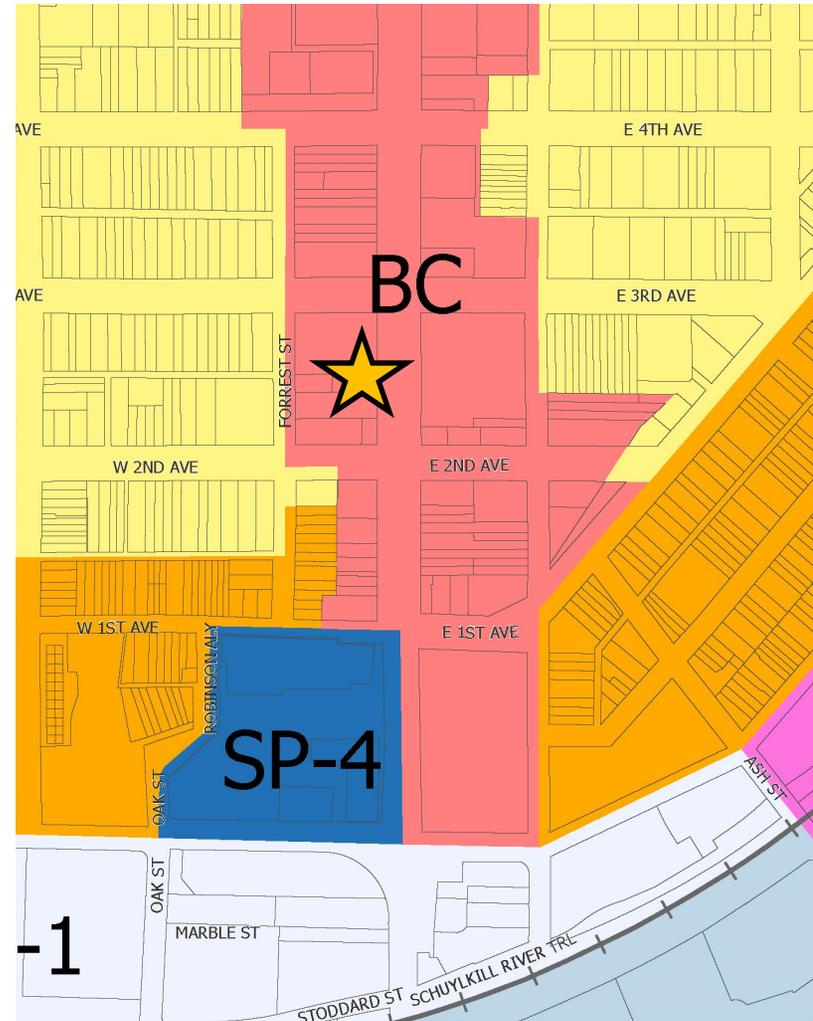
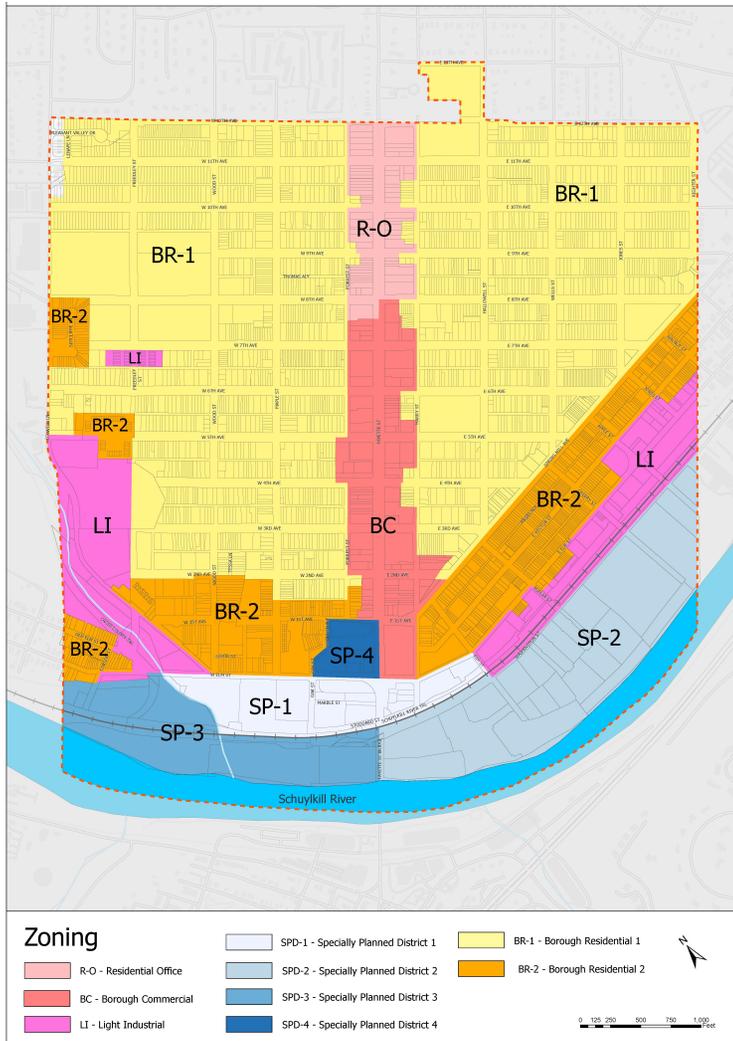


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**All zoning information should be independently verified with governing municipality



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§ 27-1302. Permitted Uses. [Ord. 6-2001, 10/10/2001; as amended through 12/2005]

1. Business offices including, but not limited to, security and commodity brokerage, real estate sales, travel agency, employment counseling, insurance sales, advertising, mailing and stenographic services.
2. Professional office for the practice of medicine, law, engineering, architecture or design, real estate, insurance, or financial institution.
3. Bank or financial institutions.
 - A. If a drive-in window is provided, a minimum of eight cars stacking area shall be provided, including the space at the window.
 - B. These spaces shall not interfere with other parking spaces or internal circulation on the site.
4. Retail establishment for the sale of dry goods, variety merchandise, clothing, food, baked goods, beverages, flowers, plants, drugs, hardware, books, and furnishings.
5. Sale and repair of watches, clocks, optical goods, musical, professional or scientific instruments.
6. Personal service shop: barber or beauty shop custom tailoring, shoe repair, or dry cleaning (provided that no cleaning operations are performed on the premises).
7. Liquor store.
8. Video rental store.
9. Restaurants and cafeterias not to include drive-in restaurants.
10. Municipal or government office, public utility office.
11. Studio for dance, fitness, music, art, or photography.
12. Undertaking or funeral establishments.
13. Clubs, lodges, fraternal organizations.
14. Educational, religious (including parsonage and church) or philanthropic uses.
15. Public library.
16. Laundromat, that is designed to serve local needs.
17. Residential uses, provided that they are not located on the street or ground levels and are above a nonresidential use.
18. Bed-and-breakfast in compliance with Part 8, § 27-813, of this Chapter.
19. Accessory uses, pursuant to Part 8, § 27-811, of this Chapter.

§ 27-1302

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20. Any use of the same general character as the permitted uses above.

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BRINGING EXPERIENCE, PROFESSIONALISM, AND INTEGRITY
TO COMMERCIAL REAL ESTATE BROKERAGE

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