

AVAILABLE FOR SALE

1,800 s/f Renovated Corner Property w/ Turnkey Doctor's Office
4 West Township Line Road, East Norriton Twp., Norristown, PA 19401

\$750,000





SHEET NUMBER
S1.2

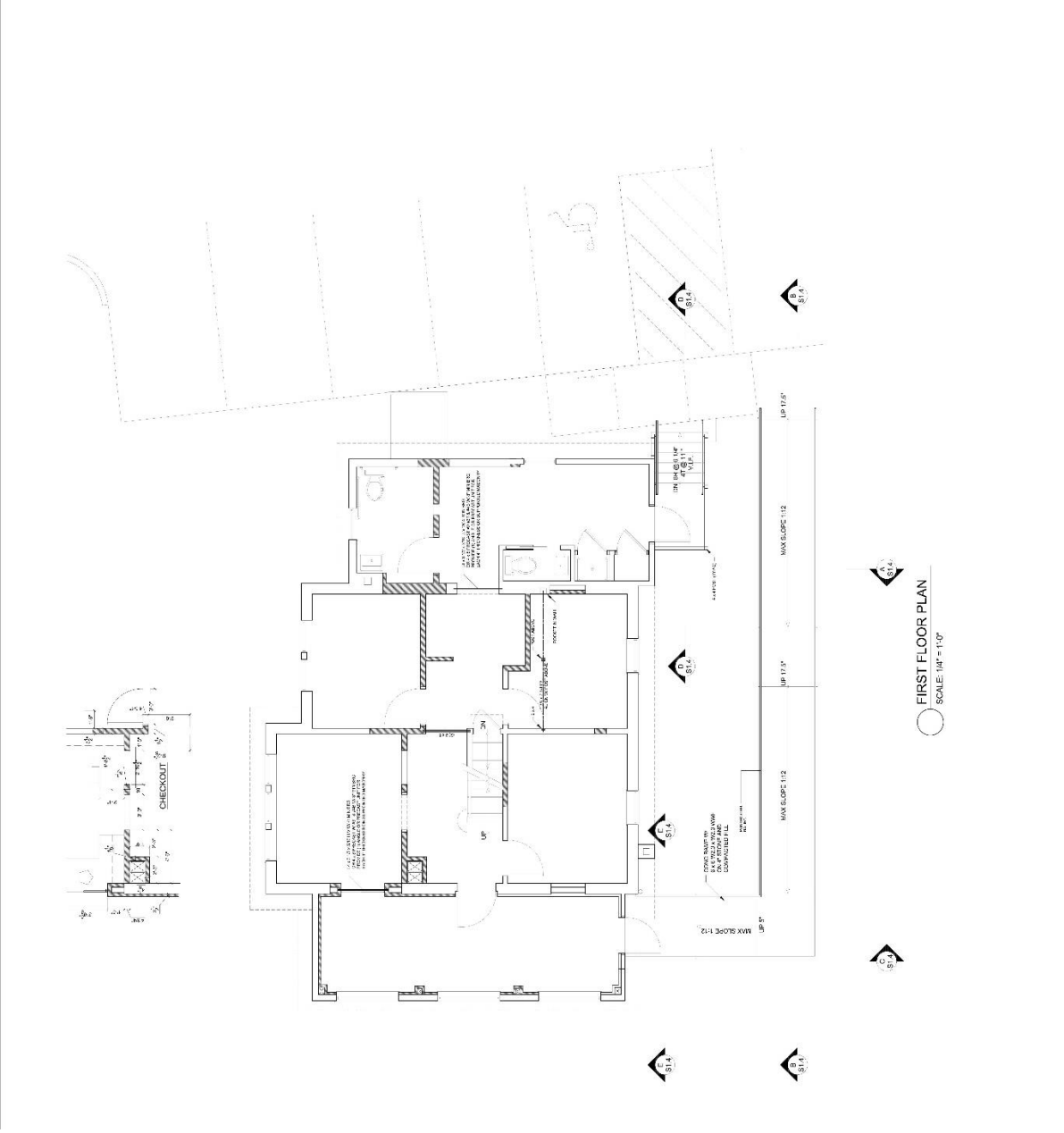
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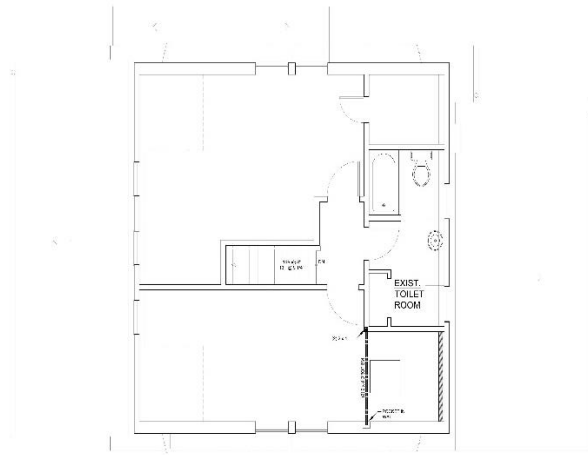
Proposed Renovation for
All About Family Medicine Corp.
4 West Township Line Road
East Norriton, PA 19401
Montgomery County

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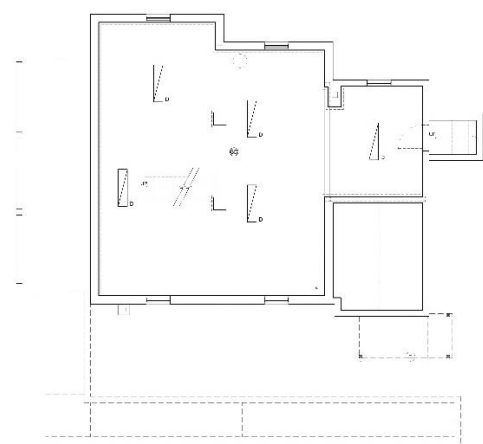
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○ SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



○ BASEMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

Proposed Renovation for
 All About Family Medicine Corp.
 4 West Township Line Road
 East Norriton, PA 19401
 Montgomery County

SHEET TITLE: Second Floor Plan	
DATE:	05/12/2016
PROJECT NO.:	16-0000-06
DATE PLOTTED:	05/12/2016
TIME PLOTTED:	10:44:00 AM
SCALE:	1/4" = 1'-0"
PLotted by:	2/12/2016

Property Description

The subject property consists of a 14,723 square foot lot (.33 Acres), which is served by public sewer and public water. The building improvements are a free standing two story; office/commercial building. The total square footage of the building is approximately 1,764 square feet, of which the first floor contains approx. 1,200 s/f with 3 large exam room, all fully furnished, the second floor 564 s/f and the non-finished basement 1,000 s/f. All furnishings and equipment available.

The building has public transportation accessible via Septa Bus 96 that stops at office.

Tax ID:	330009904008 / Block 11 / Unit: 11
Annual Taxes:	\$5,863.00
Size (sq ft):	First Floor 1,200 s/f Second Floor 564 s/f Basement (unfinished) 1,000 s/f TOTAL: 1,764 square feet
Year Built:	1925 and totally renovated in 2010
Lot Size:	14,723 sq ft, 0.33 Acres
Parking:	Off Street Parking Lot with 12 spaces and 1 dedicated ADA space
Zoning:	RP Residential Professional
Utilities:	Public water/sewer/electric/gas
Construction:	Stucco over block, wood & metal framing
HVAC:	Gas Hot Air Furnace with central air conditioning, gas hot water heater
Electric:	200 Amp electric service
Roof:	Asphalt shingle roof

Annual Expenses

Taxes	\$5,863.00
Insurance	\$2,794.00
Water	\$244.00
Sewer	\$190.00
Electric & Gas	\$2,400.00
Landscaping & Snow Removal	\$3,260.00
Maintenance	\$1,380.00
TOTAL	\$16,131.00

Zoning

The property is zoned RP Residential & Professional District. (Township of East Norriton, PA.)
The Land Use is 4100 Retail, Office, Apartments.

ARTICLE X
RP Residential and Professional District

§ 205-45. Intent. [Amended 10-27-2015 by Ord. No. 566]

In expansion of the statement of community development objectives contained in Article I, § 205-3, of this chapter, it is hereby declared to be the intent of this article with respect to the RP Residential and Professional District to allow for small-scale professional and business offices adjacent to and within residential areas, which would be compatible with such residential uses. Specifically, it is the intent of this article to:

- A. Encourage small-scale professional or business offices in existing residential structures, especially occupant-operated offices.
- B. Encourage the use of existing structures, now or lately used as residences, and discourage the demolition of such structures.
- C. Discourage significant exterior alterations for existing structures.
- D. Encourage the preservation of the residential character of the district.
- E. Provide for services generally useful to and in harmony with residential neighborhoods.

§ 205-46. Permitted uses. [Amended 10-27-2015 by Ord. No. 566]

The following uses are permitted in the RP Residential and Professional District and no other:

- A. Single-family detached dwellings and accessory uses in accordance with § 205-16B.
- B. General office uses: offices for lawyers, architects, engineers, insurance agents, brokers, real estate, financial services or other professional, educational or business offices which do not involve the actual storage, exchange or delivery of equipment, goods or merchandise on the premises.
 - (1) The use shall be carried on wholly indoors and within the principal building.
 - (2) There shall be no use of show windows or displays visible outside the premises to attract customers or clients.
- C. Veterinary office for the treatment of domestic animals, provided that boarding is prohibited.
- D. Medical office for medical or dental examination or treatment of persons as outpatients.
- E. Barbershops, hair salons and massage therapist businesses.
- F. Group day-care homes.
- G. Day-care centers.
- H. No-impact home-based businesses, as defined in Article II herein.
- I. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses, including one dwelling unit, provided that such use shall be located at or above the

second story.

J. Studios for instruction and the production of music and the arts.

§ 205-47. Conditional uses.

A. The following uses are permitted in the RP Residential and Professional District when authorized as conditional uses by the Board of Supervisors.

(1) Office uses which are similar to those of § 205-46B and C above.

B. In addition to all regulations pertaining to permitted uses, conditional use uses shall meet the following provisions:

(1) The proposed use will not attract larger volumes of traffic than the permitted uses would.

(2) Anticipated noise and congestion created by the use will be comparable to the levels created by the permitted uses.

(3) Proposed uses shall comply with § 205-22 of this chapter.

§ 205-48. General regulations.

For all authorized buildings and uses, the following regulations shall apply:

A. Minimum lot area: 10,000 square feet.

B. Minimum lot width at the building line: 80 feet.

C. Front yard: 30 feet.

D. Side yard: 10 feet minimum per side; 30 feet minimum aggregate.

E. Rear yard: 25 feet.

F. Maximum height: 35 feet for a principal building; 20 feet for an accessory building.

G. All lots in an RP Zoning District must be served by a sanitary sewer.¹

§ 205-49. Development requirements.

A. A use shall utilize an existing building for its purposes, or it will be of a similar architectural design and scale to nearby existing development. **[Amended 10-27-2015 by Ord. No. 566]**

B. The maximum building coverage shall be 20% of the lot area.

C. The maximum total impervious coverage shall be 70% of the lot area, including building coverage.

1. Editor's Note: Former Subsection H, pertaining to fencing requirements, which immediately followed this subsection, was repealed 12-23-2008 by Ord. No. 512. See now § 205-22.3.

§ 205-50. Lighting standards.

Lighting standards shall comply with § 205-66H.

§ 205-51. Signs.

Signs in the RP Residential and Professional District shall comply with the provisions of Article XIX. Where the RP District is not specifically mentioned, the provisions regulating residential districts shall apply to it.

§ 205-52. Parking and access driveways.

Parking and access driveways will meet the following minimum standards:

- A. Parking setback. Parking spaces, areas and driveways serving the spaces shall be set back a minimum of 25 feet from rear property lines and five feet from side property lines unless common parking is shared with one or more abutting lots, in which case parking may abut or cross the property lines shared by the common users.
- B. When an access driveway is shared by two or more lots, the following standards shall apply:
 - (1) The driveway may be located along or straddling the common boundary of the lots.
 - (2) The driveway shall be a minimum width of 24 feet and shall have a minimum three-foot planting strip along both sides.
 - (3) When a shared driveway is used:
 - (a) Access easements and maintenance agreements or other suitable legal mechanisms shall be provided, acceptable to the Township Solicitor.
 - (b) Liability safeguards for all property owners and lessees served by the shared access shall be guaranteed to the satisfaction of the Township Solicitor.
 - (c) Parking will be provided in accordance with Article XVIII.
 - (d) Each lot will be permitted no more than one curb cut for vehicular access, with the balance of the frontage to a depth of five feet from the ultimate right-of-way being maintained as a planting strip. However, such planting strip shall not interfere with vehicular sight distance.

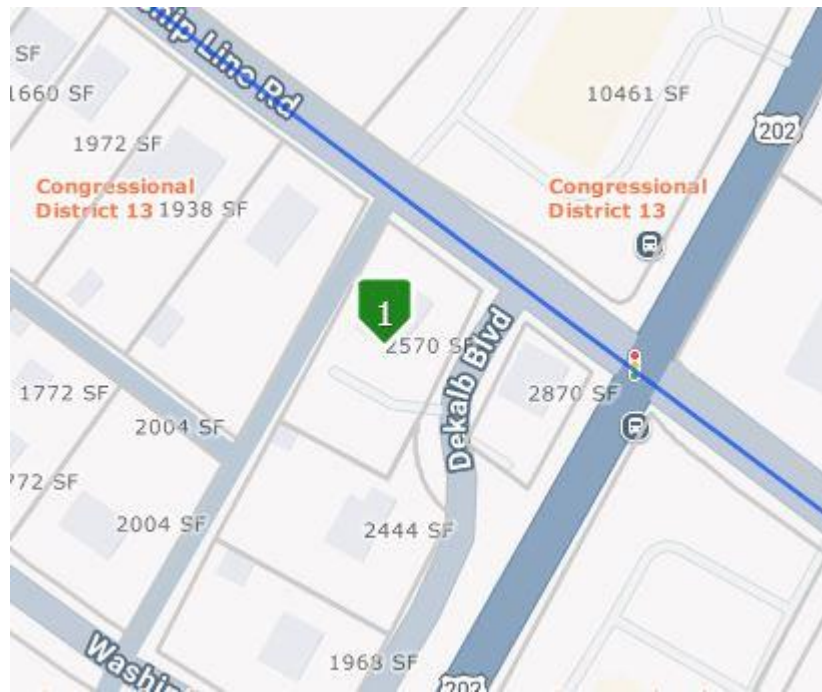
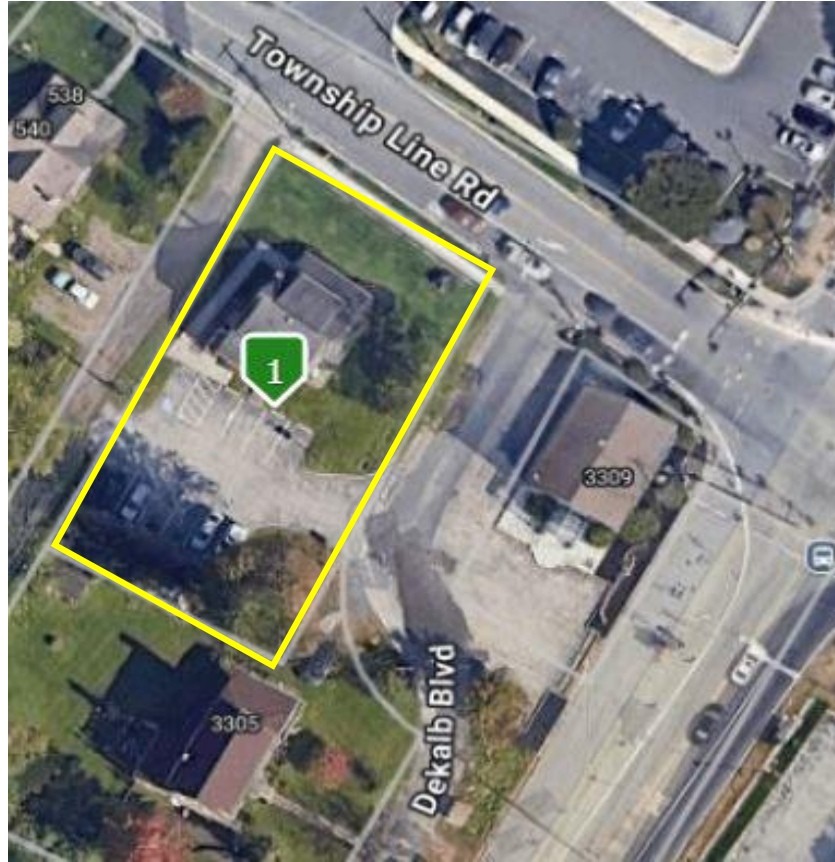
§ 205-53. Planting strips.

Landscaping, including conservation of existing trees and woodlands, street trees, stormwater basin landscaping and site element screens, shall be provided in accordance with the provisions of Chapter 175, Subdivision and Land Development.

§ 205-54. (Reserved)²

2. Editor's Note: Former § 205-54, Ingress and egress, was repealed 12-23-2008 by Ord. No. 512.

Arial

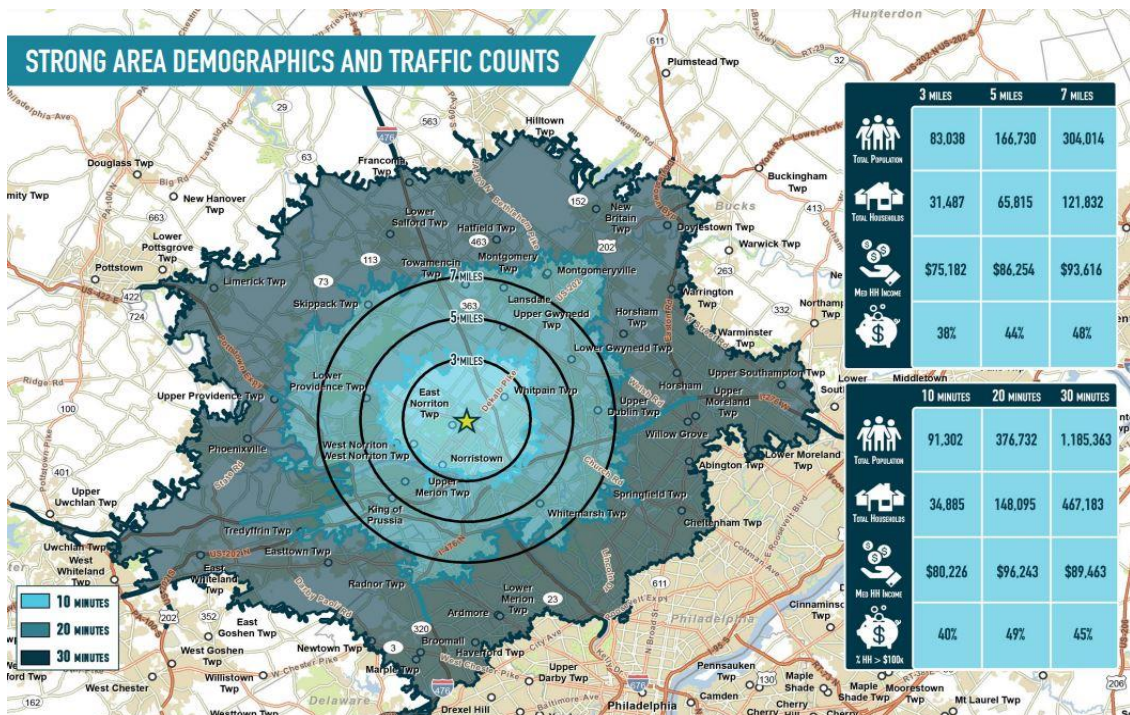


East Norriton Township has a total land area of 6.1 square miles with a population of 13,590 residents as of the 2010 federal census. It is one of 1,457 Townships of the Second Class in the Commonwealth of Pennsylvania and one of 62 municipalities in Montgomery County. East Norriton Township is bordered by Plymouth Township to the east, Whitpain Township to the north, Worcester and Lower Providence Townships to the west, and West Norriton Township and the Municipality of Norristown to the south. Townships are the oldest political subdivisions of Pennsylvania. William Penn's charter of 1681 authorized him to divide counties into towns. As soon as the first counties were created in 1682, they were subdivided into districts for various governmental purposes. As settlement moved westward, townships were often formed in frontier areas before there was sufficient population to justify a separate county, as in most cases the oldest subdivisions are townships, antedating even the county governments.

Townships are the oldest political subdivisions of Pennsylvania. William Penn's charter of 1681 authorized him to divide counties into towns.

East Norriton Township was included in one of the early manors (towns) created by Penn called Williamstadt. In 1689, he directed the surveyor general of the Province, "to lay out a tract of land on the canoeable (sic) part of the Schuylkill". This tract contained approximately 7,482 acres, all of present day East Norriton and West Norriton Townships as well as the Municipality of Norristown. The tract was intended as a gift to William Penn's son, but five days after receiving the land, William Penn, Jr. sold it to two Philadelphia merchants, Isaac Norris and William Trent for the sum of 850 pounds sterling. Eight years later, Norris purchased Trent's five (5) holdings and gained ownership of the entire tract.

The Manor of Williamstadt remained intact until 1730 when, on petition of its residents, Norriton Township was created by the court of Quarter Sessions of Philadelphia County. The creation of the Borough of Norristown in 1812 and the subsequent addition of 1,500 acres to the Borough reduced the area of Norriton Township to about 5,500 acres. East Norriton Township's incorporation dates back to March 9, 1909, when it was separated through a court order from the larger "Norriton" Township. After the court-ordered separation, two townships were formed, East Norriton Township and West Norriton Township. East Norriton Township was served by three elected Supervisors since 1909 and became a Township of the Second Class in 1924. Through a referendum in 2005, the Board of Supervisors was increased from three to five elected Supervisors. The increased Board was organized in January 2006. The current township seal was created by a local artist John Yaworski for the celebration in 1976 marking the bicentennial of the creation of the United States of America. The seal, which depicts George Washington and Bartle Bartleson's Tavern, now Hair Today located on Germantown Pike, where he visited wounded troops in the township during the Revolutionary War, was subsequently adopted as the township's official seal. March 9, 1909 - March 9, 2009



A Personal Introduction To Our Organization

Joseph M. Basile (1936-2017), founder of J.M. Basile & Associates, Inc., had over six decades of experience in Real Estate. He began as an Apartment Manager in the early 1960's, managing the 1000 Unit Cedarbrook Hill Apartment Complex in Wyncote, followed by management of The Gypsy Lane Condominium Complex on Lincoln Drive, and as vice-president and General Manager of the 28-story octagon shaped apartment building on the Parkway at Eighteenth Street in Philadelphia, then known as The Plaza. He went on to become a vice-president, and eventually a Partner with Tornetta Realty Corp., of Plymouth Meeting. He leased or sold in excess of Five Million square feet of Commercial, Office and Industrial Real Estate. He was on the Board of Directors of the Philadelphia Home Builders Association, the Junior Baseball Federation, Central Montgomery County Association of Realtors, St. Mary's Home for Children in Ambler and The Salvation Army.

Suzanne L. Basile, Broker and President, was licensed in 1986 and began her career as a Residential Salesperson with Tornetta Realty Corp., where her Grandfather, Joseph Tornetta, was Founder and President. She holds the prestigious C.C.I.M. Designation (Certified Commercial Investment Member). Less than 3% of the 80,000 Commercial/Industrial Real Estate professionals in the Country have attained this designation. She also earned the G.R.I. Designation (Graduate Realtors Institute), and the C.R.S. Designation (Certified Residential Specialist). Sue has served as Vice President and on the Board of Directors of the King of Prussia Chamber of Commerce, where she was honored with their "Excellence in Community Service" award, has served on the Montgomery County Youth Aid Panel and is Past President and serves on the Board of Directors for the King of Prussia Rotary Club where she became the first woman President of the Club.

Dennis McGlinchey, Office Manager is the newest member of our firm. His responsibilities include all company financial matters and administration. Dennis brings over twenty years' experience in office management, accounting and analytics to the firm.

J. M. Basile & Associates, Inc., Commercial & Industrial Realtors serving the Greater Chester, Delaware, and Montgomery County areas, is strategically located in King of Prussia. We are experienced professionals, locally oriented and knowledgeable, specializing in sales, leasing, and management of Office Buildings, Industrial, and Commercial Properties. Efficient and aggressive with a reputation of being result-oriented. The Basile firm takes pride in the satisfaction of their diverse clientele, providing the highest degree of service, professionalism and knowledge of the Real Estate Industry, and of the communities served.

The firm holds corporate and/or individual memberships in the National and State Associations of REALTORS®, Tri-State Commercial & Industrial Real Estate Association (Charter Members), Central Montgomery County Association of Realtors, King of Prussia Chamber of Commerce, Montgomery County Chamber of Commerce, Chester County Development Council, Montgomery County Industrial Development Corporation, Pennsylvania State Landlord's Association, Chester County Commercial, Industrial & Investment Council, Institute of Real Estate Management, Realtors National Marketing Institute, the King of Prussia Rotary Club and the Delaware Valley Family Business Center.

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GUIDING PRINCIPLES

COMMITMENTS TO OUR CLIENTS



- * Strive to maintain the highest professional and ethical standards.
- * Render quality service consistent with our philosophy of total client satisfaction.
- * Encourage and retain business relationships through principles of fairness and honesty.
- * Be mindful that a satisfied client represents repeat business and our future.
- * Give generously of time, talent, and resources for the good of the community.
- * Take pride in the services we provide to Business and Industry.
- * Be reliable, responsive and committed to our clientele.
- * Comply with the Rules and Regulations promulgated by National, State and Local Realtor Associations.

Certified Commercial Investment Members

(CCIMs) exemplify the real estate industry's highest professional and ethical standards. Recognized for an expertise of commercial - investment real estate, CCIMs are second to none in relation to their knowledge of and service to their respective marketplaces throughout North America.

Real Estate Strategists

Certified Commercial Investment Members are well positioned within the total real estate spectrum. They're real estate strategists with years of specialized education and market experience with which to direct clientele through the complexities of the commercial - investment transaction. CCIMs are well versed in proven real estate methods and, through a preeminent curriculum, have achieved a mastery of one or more real estate disciplines, including:

- asset management
- brokerage
- consulting
- development
- financial analysis
- investment counseling
- leasing
- market and property analysis
- marketing
- negotiation
- property management
- sale-leasebacks
- site selection
- syndications
- tax-deferred exchanges
- taxation laws
- valuation

Certified Commercial Investment Members are an invaluable resource to the real estate investor and to the commercial user. For the real estate investor, a CCIM will increase the probability of a

profitable investment portfolio--multi or single property--by evaluating investments against risks and objectives to ensure portfolios are performing properly and maximizing net worth. The real estate investor and the commercial user benefit from a CCIM's market and financial analysis abilities and negotiating acumen.

CCIM Network

The CCIM membership network mirrors the increasingly changing nature of the industry and includes brokers, leasing professionals, asset managers, investment counselors, commercial lenders, mortgage bankers, institutional investors, appraisers, developers, property managers, corporate real estate executives, accountants, attorneys, and financial planners--all part of an elite corps of commercial real estate and allied professionals responsive to the dictates of a rapidly changing market.

National, regional and local forums allow CCIMs to stay in touch with the pulse of the market across the country or across town, while marketing sessions afford the opportunity to present and market client properties through the CCIM network.

Certified Commercial Investment Members are in more marketplaces in North America--twelve CCIM regions representing 1,000 markets--than all major real estate companies combined. Through this membership network, CCIMs effectively direct local, national, and international cooperative transactions. In fact, CCIMs successfully complete approximately 60,000 transactions annually, representing over \$27 billion.

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-Gaylon Greer, Ph.D.

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Real Estate Excellence

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