



5,895 Sq Ft Commercial Office Building in Hatfield Township

Asking Price: \$1,050,000

182 Bethlehem Pike, Colmar, PA 18915

Hatfield Township, Montgomery County

Working in cooperation with:



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PROPERTY DESCRIPTION
182 Bethlehem Pike, Colmar, PA 18915



Property Data

Tax Parcel #: 35-00-0583-003

County: Montgomery

Municipality: Hatfield Township

School District: North Penn

Zoning District: C-Commercial District/Partial Residential

Acres: 2.49

Lot Sq. Ft: 108,464

Road Frontage: 220 Ft

Building Square Feet: 5,895

Year Built: 1987

Property Design: 1 Story

Total Taxes: \$32,398

Tax Year: 2023

Water: Public— North Penn Water

Water Heater: Electric

Sewer: Public—Hatfield Township

Electric: 1200 AMP, 120/208 Volts, 3 Phase

Electric Provider: PECO

HVAC: Electric Heat Pump—Heating & Cooling

Foundation: Slab

Parking: Paved, 10+ Cars

Roof: Asphalt Shingles

Construction: Block & Brick



PHOTOS



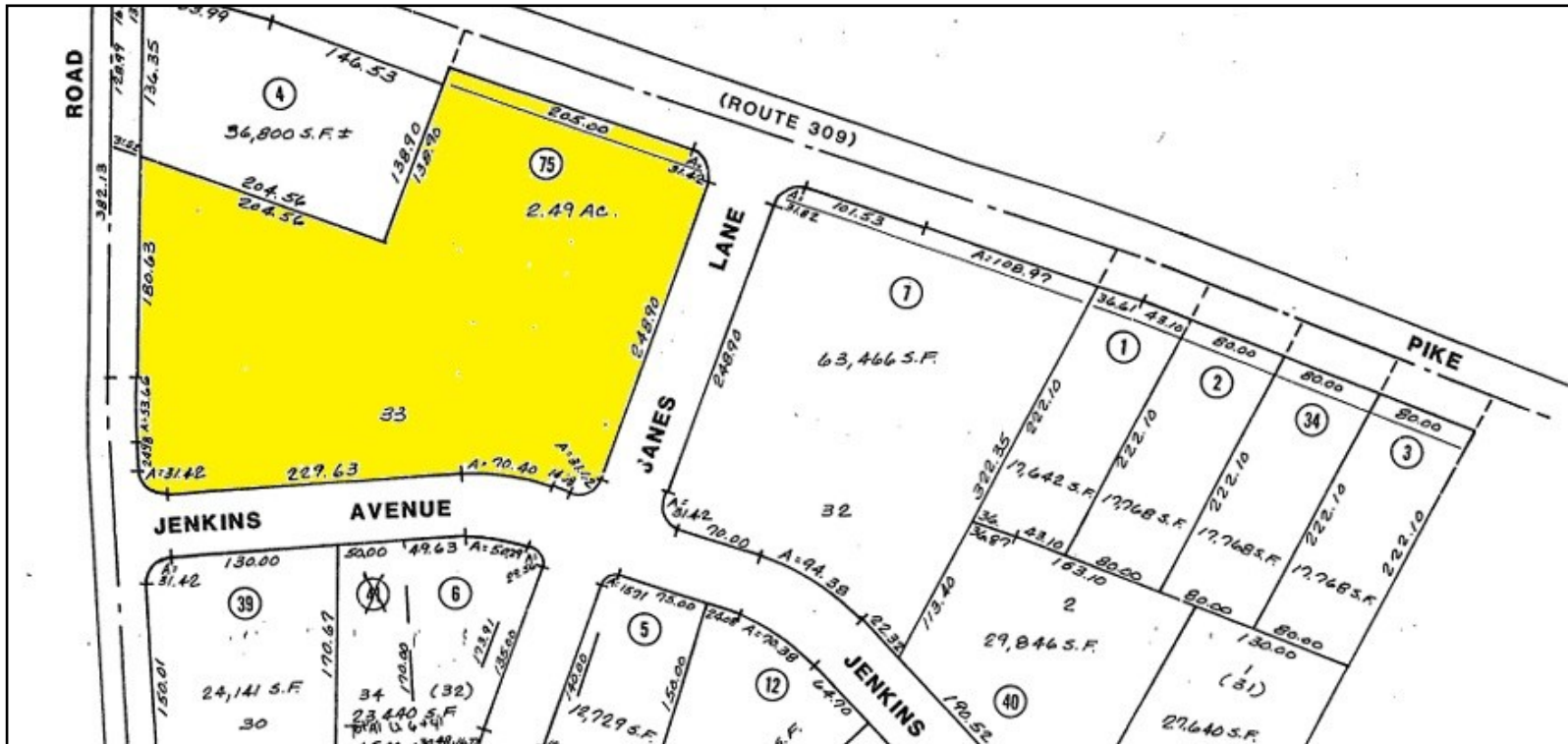
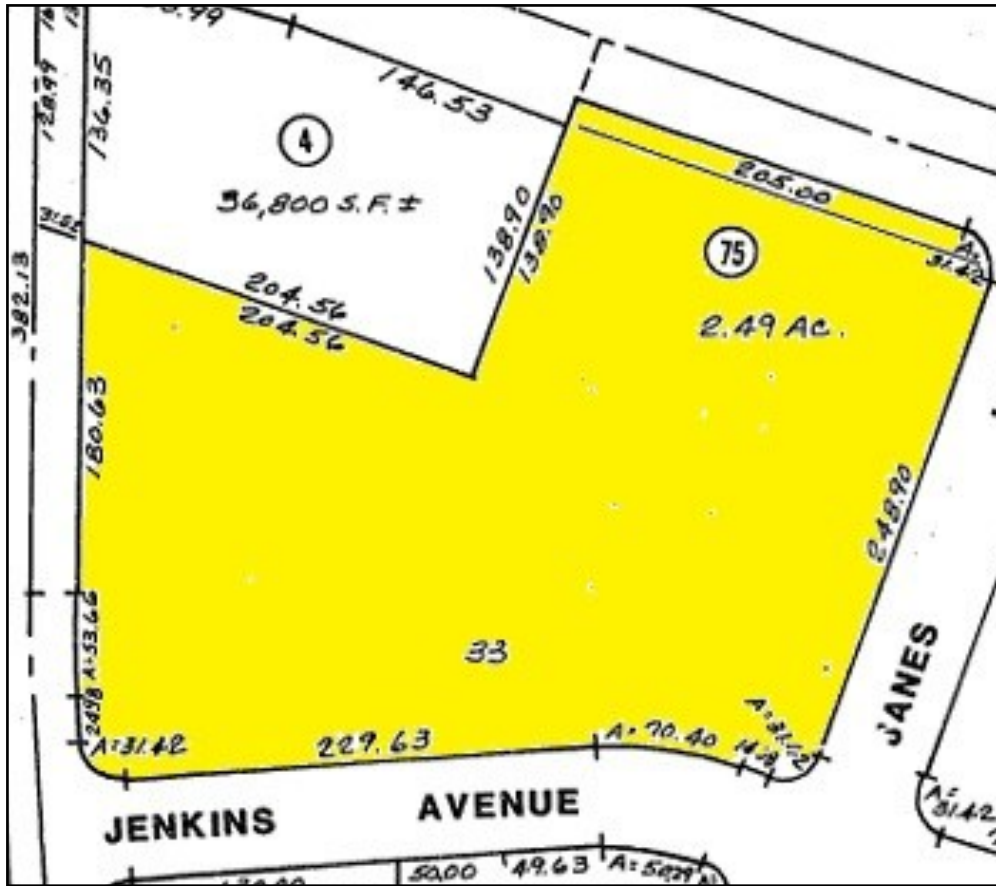
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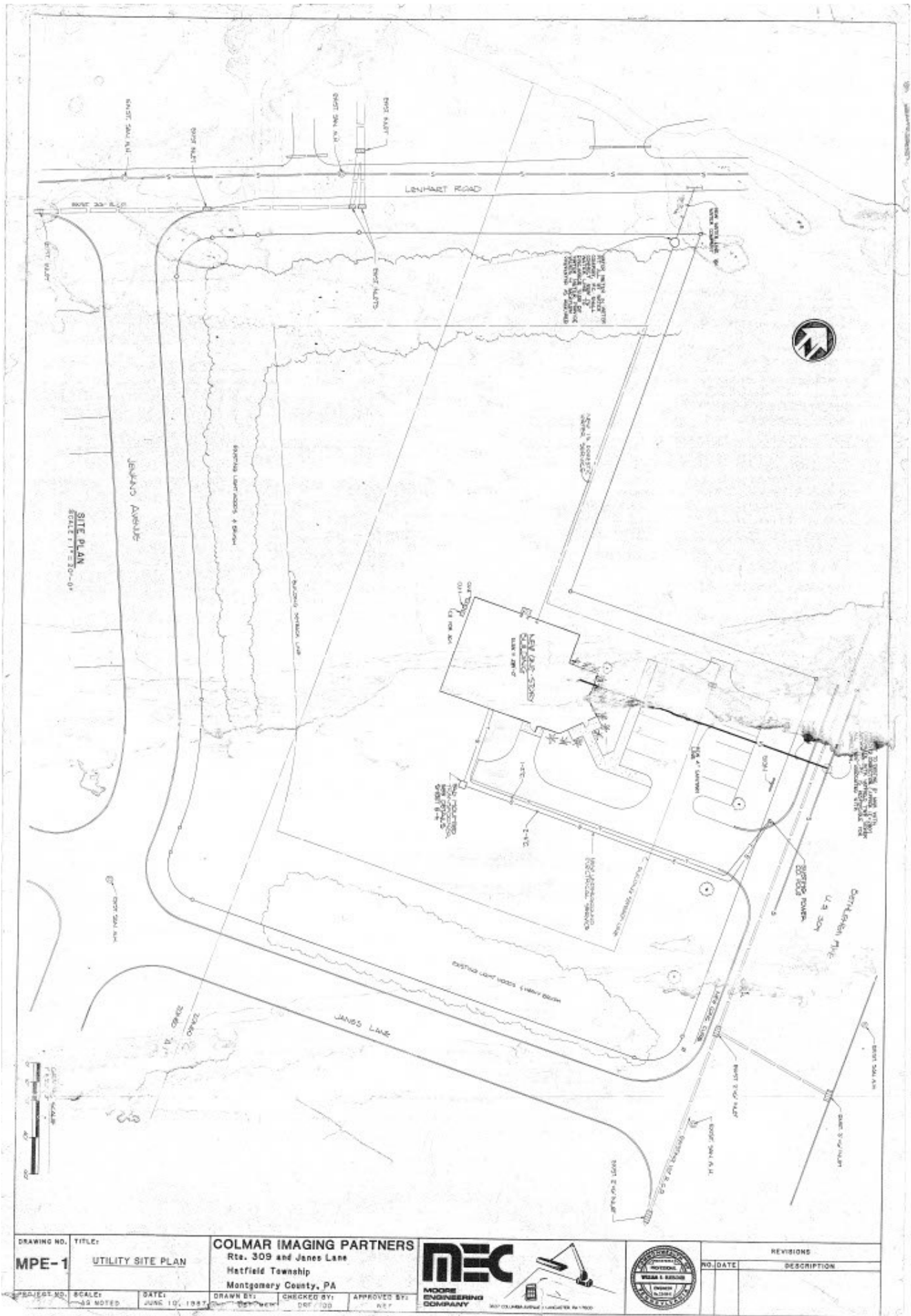
AERIAL



TAX MAP



SITE PLAN



DRAWING NO. **MPE-1**
 TITLE: **UTILITY SITE PLAN**

COLMAR IMAGING PARTNERS
 Rte. 309 and Jencks Lane
 Hatfield Township
 Montgomery County, PA



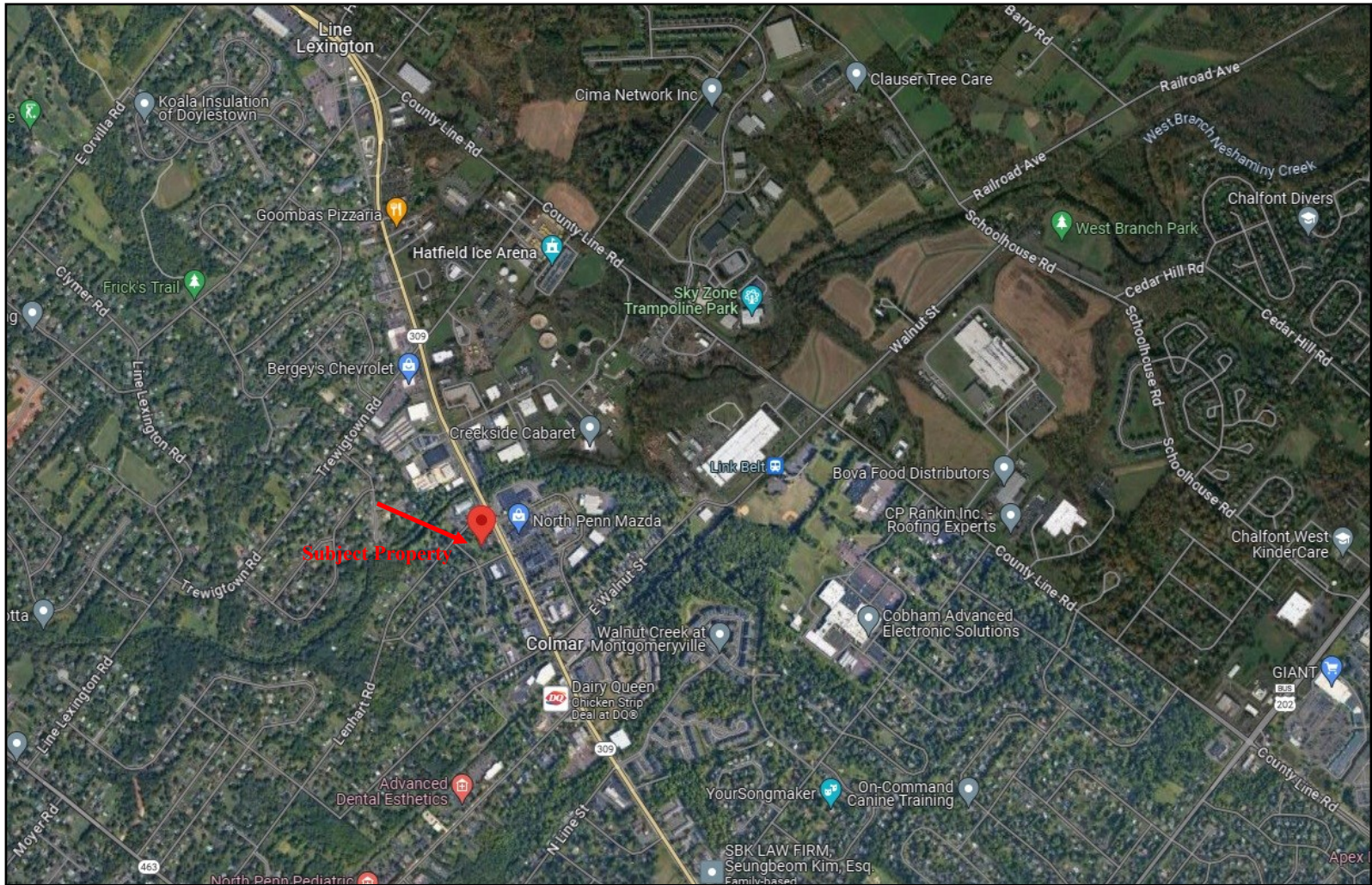
MOORE ENGINEERING COMPANY
 3007 COLUMBIA AVENUE | LANCASTER, PA 17602



REVISIONS	
NO.	DATE

PROJECT NO. **17-03-01** SCALE: **AS NOTED** DATE: **JUNE 10, 1997** DRAWN BY: **[Signature]** CHECKED BY: **[Signature]** APPROVED BY: **[Signature]**

LOCATION MAP



Local Area Map

ZONING CODE– Commercial District

Per the municipality, this lot and structure are located in **C– Commercial District & RA-1 Residential District**. For your convenience, a portion of the zoning is included. Please contact the municipality to verify and obtain complete zoning information.

ARTICLE XVII C Commercial District

§ 282-120. Designation of district; applicability.

In C Commercial Districts, the following regulations shall apply.

§ 282-121. Use regulations.

A building may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes and no other:

- A. Retail establishment for the sale of dry goods, clothing, foods, beverages, drugs, furnishings, or other household supplies; sale and repair of jewelry, clocks, optical goods, musical instruments, scientific or professional instruments.
- B. Business or professional office, studio, bank, savings and loan or other financial institutions, municipal buildings, library, museum.
- C. Restaurant, tap room, serving food or beverages.
- D. Personal service shops of a barber, beauty salon, shoe repair, tailor, dressmaking and laundry.
- E. Bowling lanes and indoor theater.
- F. Bakery, confectionery, upholstery, or other custom shop for the production of articles to be sold on the premises.
- G. Greenhouse, garden supplies.
- H. A group of retail stores and personal service shops within a single building which shall be deemed a single use for the purpose of this article.
- I. Undertaking parlor; not including crematorium.
- J. Motor vehicle sales agency for new vehicles.
- K. The following uses, when authorized as a special exception by the Zoning Hearing Board:
[Amended 5-28-2008 by Ord. No. 569]
 - (1) Gasoline sales, service station, car wash or repair garage.
 - (2) Animal hospital, kennel, pet shop.
 - (3) Educational, religious and philanthropic use, excluding correctional or penal institutions.
 - (4) Hotel, nursing home, convalescent home, home for the aged or hospital.
 - (5) Wholesaling, storage and sale of lumber, plumbing and other building material and supplies.
 - (6) Any similar uses to those specified in Subsections A through J above.

ZONING CODE- Commercial District

Per the municipality, this lot and structure are located in **C– Commercial District & RA-1 Residential District**. For your convenience, a portion of the zoning is included. Please contact the municipality to verify and obtain complete zoning information.

§ 282-122. Lot area and width regulations.

- A. **Minimum lot area.** A lot area of not less than 11,250 square feet shall be provided for every building or use.
- B. **Minimum lot width.** A lot width of not less than 75 feet at the building line shall be provided for every building or use.

§ 282-123. Yard regulations.

- A. **Front yard.** There shall be a front yard on each lot which shall not be less than 50 feet in depth.
- B. **Side yards.**
 - (1) There shall be two side yards on each lot, neither of which shall be less than 10 feet in width.
 - (2) Corner lots are regulated by Article XXVI, General Provisions.
- C. **Rear yard.** There shall be a rear yard on each lot which shall not be less than 20 feet in depth.
- D. **District yard.** No side or rear yard adjacent to any single-family residential district shall be less than 50 feet in depth.

§ 282-124. Coverage regulations. [Amended 4-9-1997 by Ord. No. 420HH]

- A. **Building coverage.** The building coverage shall not exceed 30%.
- B. **Impervious coverage.** The impervious coverage shall not exceed 60%.

§ 282-125. Height regulations.

The maximum height for any building or structure erected or enlarged in this district shall be 30 feet, not exceeding two stories.

§ 282-126. Parking regulations.

- A. **Parking and loading.** For any permitted use within this district parking facilities shall be provided in accordance with Article XXIV, Off-Street Parking and Loading.
- B. **Setbacks.**
 - (1) No parking, loading or driveway area shall be located closer than five feet to any property line, except that portion of the driveway required for normal ingress and egress.
 - (2) For any permitted use adjacent to a residential district, parking and loading areas shall be located no closer than 25 feet to any such property line.

§ 282-127. Special requirements.

- A. **Signs.** Signs shall be permitted in accordance with Article XXIII, Signs.

ZONING CODE- Commercial District

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- B. **Landscaping.** All development hereinafter initiated in the C Commercial District shall have landscaping designed and maintained in accordance with the applicable sections of the Subdivision and Land Development Ordinance of Hatfield Township, as amended.¹
- C. **Utilities.** All development in the C Commercial District shall be served by public sewer and water. All utilities serving a permitted use in this district shall be underground.
- D. **Outdoor land use.** There shall be no outdoor storage or display of goods or materials other than nursery stock plants, for marketing, storage, or any other purpose. The outdoor storage of trash shall be designed and maintained to be completely screened from view by a landscape buffer and shall conform to the setback requirements of § 282-126.
- E. **Hazardous use.** No building may be erected, altered, or maintained, and no lot shall be used for any purpose, trade or business that is noxious, offensive, or potentially injurious to health by reason of odor, noise, dust, smoke, heat, gas, radiation, or vibration.
- F. **Site lighting.** Exterior lighting provided in conjunction with any building or use shall be placed not higher than 25 feet above grade and shall be screened so as not to permit the source of illumination to be seen from off the premises. Only incandescent or color corrected types of illumination shall be used. The hours of operation of such lights (except security lighting) shall be limited to normal business hours and shall otherwise be extinguished between 10:00 p.m. and 6:00 a.m., prevailing time.

ZONING CODE– Residential District

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ARTICLE V RA-1 Residential District

§ 282-23. Designation of district; applicability.

In the RA-1 Residential District, the following regulations shall apply.

§ 282-24. Use regulations. [Amended 1-10-2001 by Ord. No. 469]

A building may be erected or used and a lot may be used or occupied for any one of the following purposes, and no other:

- A. One single-family detached dwelling.
- B. Agriculture.
- C. Municipal use.
- D. Accessory uses accordance with Article XXVI, General Provisions.
- E. The following uses shall be permitted when authorized as a special exception by the Zoning Hearing Board. Such uses shall be subject to the area requirements set forth hereinbelow: [Amended 5-28-2008 by Ord. No. 569]

Use	Minimum Lot Area (acres)
Educational	10
Nonprofit recreational use	10
Hospital or nursing home	5
Religious	2

- F. Cluster development as a conditional use in accordance with the regulations herein provided. [Added 6-27-2007 by Ord. No. 561]

§ 282-25. Lot area and width regulations. [Amended 8-14-1996 by Ord. No. 420X]

- A. Minimum lot area. A lot area of not less than 20,000 square feet shall be provided for every dwelling or other building.
- B. Minimum lot width. A lot width of not less than 100 feet at the building line shall be provided for every dwelling or other building.¹

§ 282-26. Yard regulations.

- A. Front yard. There shall be a front yard on each lot which shall not be less than 50 feet in depth.

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- B. Side yards. There shall be two side yards on each lot, neither of which shall be less than 20 feet in width.
 - (1) In the case of any building other than a single-family detached dwelling or a building accessory thereto, there shall be two side yards, neither of which shall be less than 50 feet in width.
 - (2) Corner lots are regulated by Article XXVI, General Provisions.
- C. Rear yard. There shall be a rear yard on each lot which shall not be less than 35 feet in depth.
 - (1) An accessory use structure, if entirely separated from the principal building and located at least 10 feet further back than the rear of the principal building, may be erected within the rear yard but not closer than 10 feet to the side or rear property lines.
 - (2) In the case of any building other than a single-family detached dwelling or a building accessory thereto, the required rear yard shall not be less than 50 feet in depth.

§ 282-27. Coverage regulations.

- A. Building coverage. The total building coverage shall not exceed 20%.
- B. Impervious coverage.
 - (1) The impervious coverage shall not exceed 35% for single-family residential use.
 - (2) The impervious coverage shall not exceed 45% for any nonresidential use.

§ 282-28. Height regulations.

- A. The maximum height for any building or structure erected or enlarged in this district shall be 35 feet, not exceeding 2 1/2 stories.
- B. The maximum height for any building accessory to any dwelling shall be 16 feet, not exceeding one story.

§ 282-29. Parking regulations.

- A. Residential. For each dwelling unit in this district, two all-weather off-street parking spaces shall be provided in accordance with the applicable provisions of Article XXIV, Off-Street Parking and Loading.
- B. Nonresidential. For any permitted use, other than residential, within this district parking facilities shall be provided in accordance with Article XXIV.
- C. Setbacks.
 - (1) Residential. No parking, loading or driveway area shall be located closer than two feet to any property line, except that portion of the driveway required for normal ingress and egress.
 - (2) Nonresidential. For any permitted uses other than residential within this district, parking

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and loading areas shall be located no closer than 25 feet to any property line.

§ 282-30. Special requirements. [Amended 10-8-1997 by Ord. No. 420MM; 1-10-2001 by Ord. No. 469]

- A. Signs. Signs shall be permitted in accordance with Article XXIII, Signs.
- B. Accessory buildings and other structures. Swimming pools, tennis courts, and other accessory buildings or structures may be permitted within this district, subject to the applicable regulations of Article XXVI, General Provisions.
- C. Landscaping. All development hereinafter initiated in the RA-1 Residential District shall be designed and maintained in accordance with the applicable sections of the Subdivision and Land Development Ordinance of Hatfield Township, as amended.²
- D. Hazardous use. No building may be erected, altered or maintained, and no lot shall be used for any purpose, trade or business that is noxious, offensive or potentially injurious to health by reason of odor, noise, dust, smoke, heat, gas, radiation or vibration. No hazardous materials, defined as all materials listed as hazardous by the Environmental Protection Agency, or its successor, shall be permitted on the site.
- E. Criteria for cluster developments. Cluster development in accordance with the development standards contained in § 282-30F herein shall be permitted as a conditional use subject, among other applicable regulations, to the provisions of § 282-205 on sites meeting the following criteria: [Added 6-27-2007 by Ord. No. 561]
 - (1) The tract of land to be developed shall be a minimum of 10 acres in gross area and shall be held in single and separate ownership.
 - (2) The planned cluster development shall be serviced by public water and public sewer acceptable to the Board of Commissioners and subject to the approval of the Pennsylvania Department of Environmental Protection and any applicable local authority.
 - (3) Not less than 15% of the total developable area of the tract and all nondevelopable area shall be preserved as common open space in accordance with the provisions of § 282-30F herein.
- F. Development standards for cluster developments. Cluster developments shall be developed in accordance with the provisions for development in the RA-1 Residential District above, except as specifically modified by this section and by § 282-30G, providing regulations for common open space. [Added 6-27-2007 by Ord. No. 561]
 - (1) Use regulations. In a cluster development, single-family detached residential dwellings, open space, and recreational areas and structures shall be permitted.
 - (2) Density. The number of dwelling units shall not exceed 2.2 dwelling units per developable acre over the developable area of the entire tract, including that portion of

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the tract to be permanently reserved as common open space. This limitation shall in all cases govern density except as modified by Subsection F(7) below.

- (3) Lot area. A lot area of not less than 12,000 square feet shall be provided for every dwelling. Undevelopable land shall not be counted when calculating the minimum lot area although such undevelopable land may be included within the individual lots, only as determined by the Board of Commissioners.
- (4) Minimum lot width. A lot width of not less than 80 feet at the building line shall be provided for every dwelling.
- (5) Yard regulations.
 - (a) Front yard. There shall be a front yard on each lot, which shall be not less than 35 feet in depth.
 - (b) Side yards.
 - [1] There shall be two side yards on each lot, neither of which shall be less than 10 feet in width, and having an aggregate width of 30 feet.
 - [2] Corner lots shall be regulated by Article XXVI.
 - (c) Rear yards.
 - [1] There shall be a rear yard on each lot, which shall be not less than 40 feet in depth.
 - [2] An accessory use structure, if entirely separate from the main building and located at least 10 feet further back than the rear of the main building, may be erected in the rear yard but shall not be located within 10 feet of the rear or side property line.
- (6) Coverage regulations.
 - (a) Building coverage. The total building coverage shall not exceed 25% of any lot.
 - (b) Impervious coverage. The total impervious coverage shall not exceed 35% of any lot.
- (7) Historic or cultural resources. In a cluster development under this section, as a conditional use, the maximum permitted tract density may be increased by 0.10 dwelling units per developable acre where the tract contains one or more Township historic or cultural resources and such Township historical or cultural resources are preserved as a part of the development plan in a manner acceptable to the Board of Commissioners.
- (8) A Township historic or cultural resource shall be defined as a site or structure listed in the National Register of Historic Places, the Pennsylvania Historic Resources Survey, the Montgomery County Inventory of Historic and Cultural Resources, a listing of historic and cultural resources compiled by the Board of Commissioners or the Planning Commission, or other appropriate documentation acceptable to the Board of

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Commissioners.

G. Regulations for common open space. [Added 6-27-2007 by Ord. No. 561]

- (1) Common open space in all RA-1 Residential Districts shall be designed in accordance with the following standards:
 - (a) Common open space shall be so designated on the plans, and the plans shall contain a notation stating, "Common open space shall not be separately sold and shall not be further developed or subdivided."
 - (b) Common open space shall be designed as a continuous system of open space and shall be interconnected with open space areas on abutting parcels whenever possible.
 - (c) Common open space shall be provided with safe and convenient access to the residentially developed area of the tract by adjoining frontage on streets or easements capable of accommodating pedestrian, bicycle, and maintenance vehicle traffic. Common open space shall contain appropriate access improvements and shall be provided with perimeter parking areas as appropriate.
 - (d) Common open space shall be comprised of areas neither smaller than 10,000 square feet in area, nor less than 75 feet in width except lands specifically designed as trails or trail linkages.
 - (e) Common open space shall be physically delineated from adjoining private lands using berms, fencing or other means acceptable to the Board of Commissioners.
 - (f) Common open space shall predominantly consist of natural environmental features or planted and maintained vegetation, which may contain walking, biking, or equestrian trails. Stormwater management facilities may be included within common open space but may not be counted toward the minimum open space area required.
 - (g) The common open space shall be configured so as to be acceptable to the Board of Commissioners.
- (2) Provisions for ownership and maintenance of the common open space shall be made in a manner so as to ensure its preservation. This shall be accomplished in one of the following manners:
 - (a) The developer shall offer the common open space for dedication for public use and maintenance, if required by the Township. However, the Township need not require that the common open space be dedicated nor accept dedication of the common open space if offered.
 - (b) With permission of the Township, and with appropriate deed restrictions in favor of the Township and in language acceptable to the Township Solicitor, the developer may transfer the fee-simple title in the common open space or a portion thereof to a private, nonprofit organization among whose purposes is the conservation of open space land and/or natural resources, provided that:

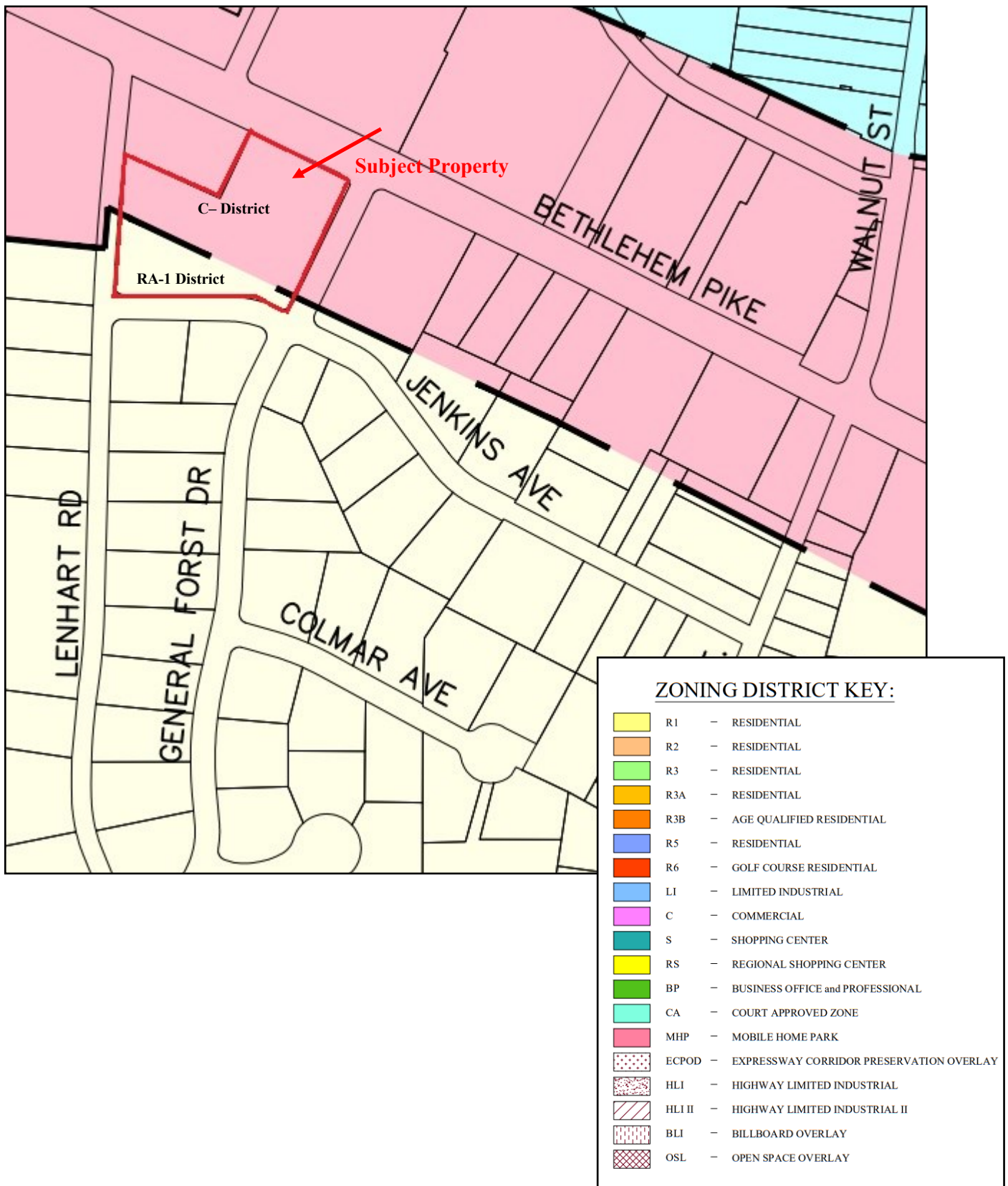
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- [1] The organization is acceptable to the Township and is a bona fide conservation organization with a perpetual existence.
 - [2] The conveyance contains appropriate provision for proper retransfer or reverter in the event that the organization becomes unable or unwilling to continue to carry out its functions.
 - [3] A maintenance agreement acceptable to the Township is entered into by the developer, organization and Township.
- (3) If the Township does not require dedication or permit transfer to a conservation organization as permitted in Subsection G(2)(b) above, the developer shall provide for and establish an organization for the ownership and maintenance of the common open space consistent with the requirements for unit owners' associations found in the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A. § 3101 et seq. If such an organization is created, the deeds and agreements of sale for the common open space and for all individual lots within the tract shall contain the following requirements in language acceptable to the Township Solicitor:
- (a) Such organization shall not dispose of the common open space by sale or otherwise except to the Township or other governmental body unless the Township has given prior approval. Such transfer shall be made only to another organization which shall maintain the common open space in accordance with the provisions of this chapter.
 - (b) The organization and all lot owners within the development shall agree to be bound by the provisions of § 705(d)(2) and (3) of the Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247, as amended, 53 P.S. § 10705(d)(2) and (3), relating to Township maintenance of deteriorating open space and providing for the ability of the Township to access and lien the properties within the development.
 - (c) All lot owners within the development shall be required to become members of the organization and pay assessments for the maintenance of the common open space which may be increased for inflation and which may provide for professional management.
 - (d) The Township may require the formation of a reserve fund to cover capital improvements to the common open space.

ZONING MAP

Per the municipality, this lot and structure are located in **C- Commercial District & RA-1 Residential District**. For your convenience, a portion of the zoning is included. Please contact the municipality to verify and obtain complete zoning information.



HATFIELD TOWNSHIP INFORMATION

HISTORY OF HATFIELD TOWNSHIP

Where we've been

Hatfield Borough was founded in 1742 and named after a Welsh village in Hertfordshire, England. Some also say the town was named after an early Welsh settler, John Hatfield, but there are no records which authenticate this. For the better part of its first century, Hatfield was almost entirely a rural farming community.

A hotel/tavern was built in 1819 at the intersection of Forty Foot and Cowpath Roads, and a store followed in 1827 on the southwest corner of Main and Vine Streets, but the event that drove the early development of Hatfield was the completion of a railroad line connecting Philadelphia and Bethlehem on July 7, 1857. Hatfield became a stop on the line, and the wheels were set in motion for a period of rapid growth. Hatfield officially became a borough in July 1898, with a total area of 176 acres.

Movers and shakers in Hatfield history

Major General Winfield Scott Hancock was a popular Civil War hero and was close to becoming President of the United States, losing a close race to James A. Garfield in 1880. While his birthplace has been a matter of dispute for more than a century, local historians claim that a strong case can be made that Hancock was born in Hatfield.

Dr. Titus Albright studied medicine at the University of Pennsylvania, graduating with honors in the spring of 1885. That fall, he moved to the Village of Hatfield to practice his profession. He served as Postmaster from 1886 to 1900 and was a driving force in the incorporation of Hatfield Borough in 1898.

If you have lived in Hatfield for more than two decades, you are familiar with the Estate of Geo S. Snyder, a popular Hatfield hardware store and home improvement center. George S. Snyder was raised on his family's homestead farm in Hilltown Township. As a young man he spent three years hauling hay to the market in Philadelphia, then operated mills in Hatfield. He was an early supporter of the move to become a borough, and was the first to contribute to the expense of forming a charter. He served as Hatfield's first mayor and when his term was up, served two terms on the borough council.

Did you know? Hatfield used to have a racetrack! Hatfield Speedway had its start in 1921 as a dirt horse track, but quickly transitioned to auto racing. The last race was held almost 60 years ago, but many folks can still recall the roar of the racetrack!

Hatfield Township Administration Building

Address: 1950 School Road

Hatfield, PA 19440

Phone: 215-855-0900

Fax: 215-855-0243

Email: hatfield@hatfield.org

Hours: Monday - Thursday - 8:00 a.m. to 4:30 p.m.

Friday - 8:00 a.m. to 3:00 p.m.



For more information about Hatfield visit their website at [Home - Hatfield Township](#)

AGENCY DISCLOSURES

Please review the following agency disclosures.

Tranzon Alderfer/Sanford Alderfer Real Estate and all other licensees employed by or associated with Tranzon Alderfer/Sanford Alderfer Real Estate represent the Seller in the case of this property. The information provided herein is provided for the convenience of those that might be interested in the property, however the Seller or Tranzon Alderfer/Sanford Alderfer Real Estate makes no representation or warranty as to zoning descriptions or like matter. Any prospective Purchaser may wish to perform their own due diligence and information searches.

DISCLAIMER

All information contained in this package and any advertisements was obtained from sources believed to be accurate. However, no warranty or guarantee, either expressed or implied, is intended or made with regard to the accuracy or completeness of this information. All purchasers must independently investigate and confirm any information or assumptions on which any bid is based. Neither real estate company nor the Seller shall be liable for any errors or the correctness of the information provided in this package or in any advertisements or materials disseminated pertaining to the property.

HAVE A PROPERTY TO SELL?

REQUEST A **FREE** PROPERTY EVALUATION
TODAY AT **TRANZON.COM**.



Michelle Hunsberger
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