

FOR SALE CHALFONT VILLAGE

241 W. BUTLER AVE & SKYLINE DR, CHALFONT, PA
PRIME OWNER-OPERATOR OPPORTUNITY



MAIN BUILDING: ±42,955 SF

- ±5,777 SF LEASED (12.54%)
- ±37,178 SF VACANT (87.46%)

OUTPARCEL: ±3,096 SF

- ±3,096 SF VACANT

TOTAL SF: 46,051 SF 13.55% LEASED

FLEXIBLE SPACE FOR USER-OPERATOR OF 21K-34K+ SF | FORMER BANK - VACANT OUTPARCEL - ±3,096 SF



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investment advisors.

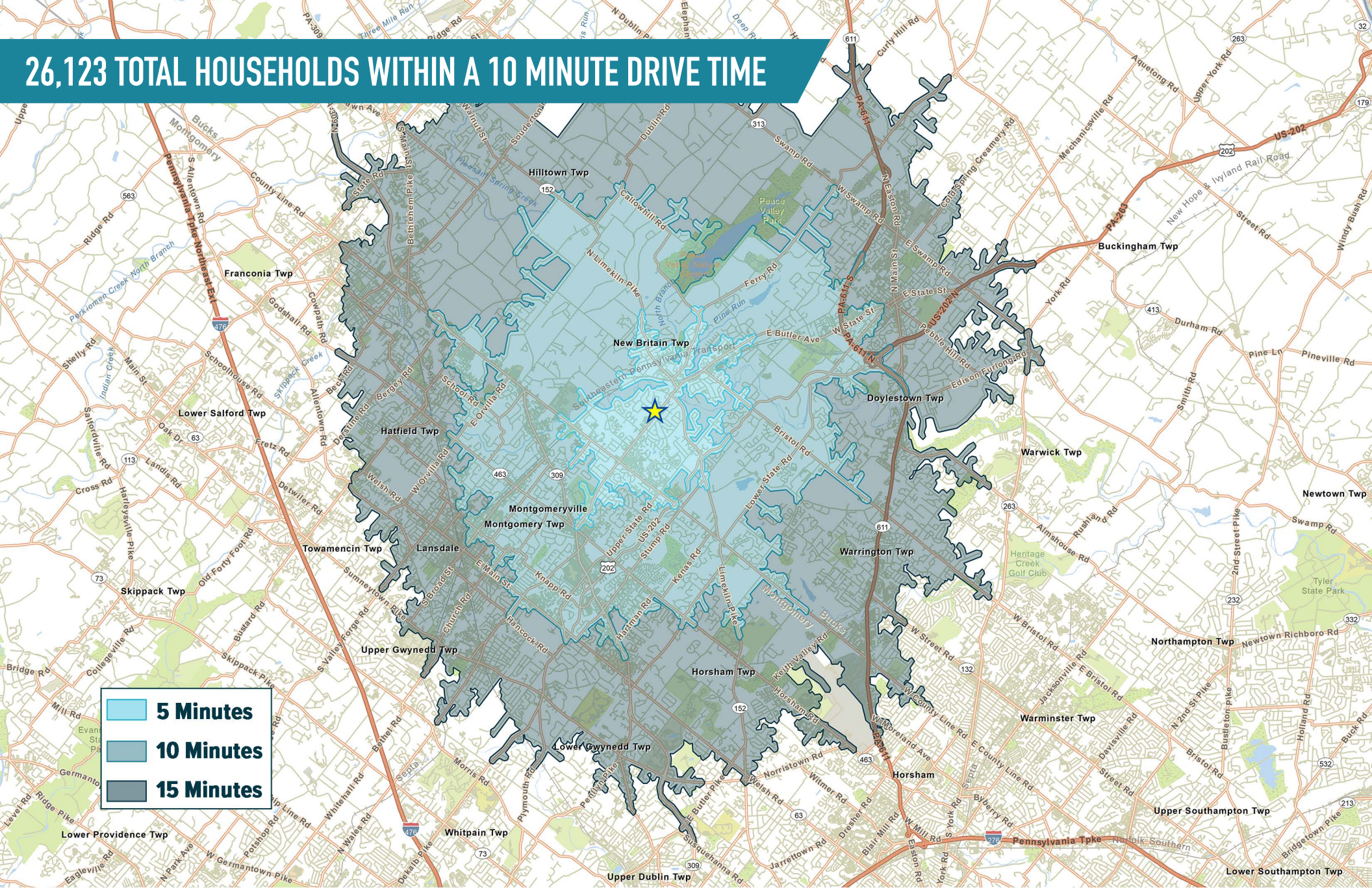
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26,123 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



5 Minutes
10 Minutes
15 Minutes

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ZOOM AERIAL



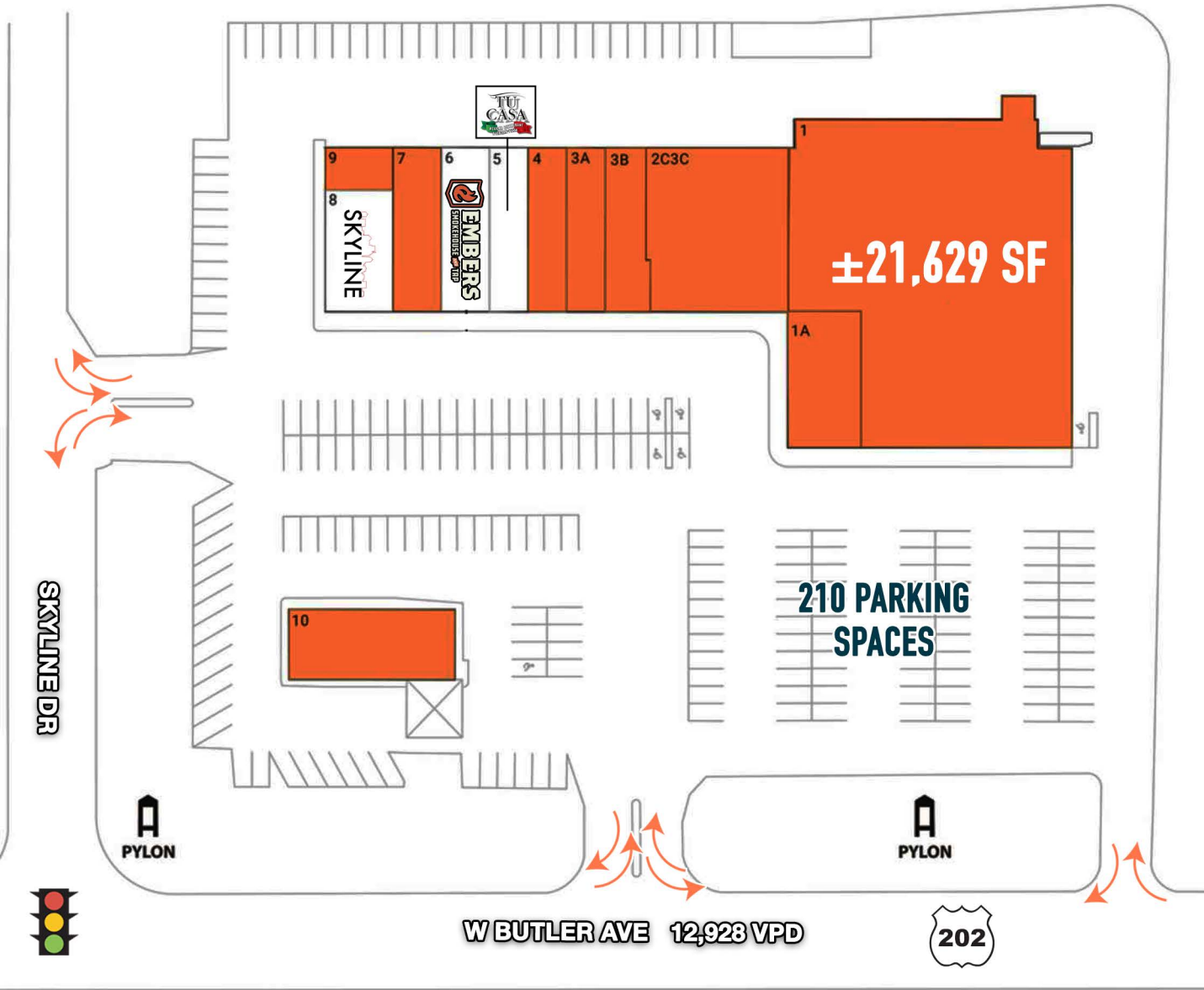
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SITE PLAN



KEY		
SPACE	TENANT	SIZE
1	AVAILABLE	21,629 SF
1A	AVAILABLE	1,156 SF
2C3C	AVAILABLE	6,200 SF
3B	AVAILABLE	1,900 SF
3A	AVAILABLE	1,700 SF
4	AVAILABLE	1,700 SF
5	Tu Casa	1,700 SF
6	Embers	2,125 SF
7	AVAILABLE	2,125 SF
8	Skyline Tavern	1,952 SF
9	AVAILABLE	768 SF
10	AVAILABLE (DRIVE-THRU)	3,096 SF
Total Vacancies:		$\pm 40,274$ SF



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Property Overview

241 W. Butler Ave & Skyline Dr, Chalfont, PA

Total Square Footage:	46,051 SF	Township/County:	New Britain Township / Bucks County
Acreage:	7.31 Acres	Zoning:	C-1 / Shopping Center is a legal, non-conforming use
Parking:	210 Spaces		

Permitted Uses in C-1 Zoning:

General Farming	Medical and Pharmaceutical Sales Office	Guest House
Crop Farming	Retail Store	Repair Shop
Commercial Forestry	Service Business	Laundry
Nursery	Financial Establishments	Service Station or Car Wash
Garden Center	Funeral Home or Mortuary	Automotive Accessories
Farm Support Facility	Eating Place	Dwelling in Combination
Animal Hospital	Drive-In and Other Eating Place	Nonresidential Conversion
College, Primary or Secondary School	Tavern	Office Supplies and Equipment Sales and Services
Public Recreational Facility	Indoor Entertainment	Package Delivery Services
Library or Museum	Theater	Photocopying Services
Medical Office	Indoor Athletic Club	
Veterinary Office	Amusement Hall or Arcade	
Professional Office	Hotel/Motel	

Special Exception Uses in C-1 Zoning:

Commercial Kennel	Automobile Repair	Printing
Commercial Trade School	Truck and Farm Equipment Sales	Nonresidential Radio and TV Towers, Masts, Aerials, Etc
Automobile Sale	Wholesale Business, Wholesale Storage, Warehousing	

Conditional Uses in C-1 Zoning:

Nursing Home	Self-Storage	Outside Storage or Display
Personal Care Center	Planned Community Center Mixed Use	Nonresidential Solar Energy System
Outdoor Entertainment	Neighborhood Commercial Center	



PROPERTY PHOTOS



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