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±5,760 SF WAREHOUSE / FLEX BUILDING FOR SALE | ESSINGTON, PA



101 CARRE AVENUE | ESSINGTON, PA

PROPERTY HIGHLIGHTS

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- ±5,760 SF Commercial / Industrial Building
- Convenient Essington, Delaware County Location
- Ideal for Owner-Occupants – Personal Service Shops, Repair Shops, Wholesale, Storage, or Business Operations
- Two (2) Floors of Finished Office and 50% Warehouse
- One (1) Large 12′ x 12′ Powered Drive-In Door
- Heated Warehouse
- Ample On-Site Parking
- Strategic Airport-Area Location Near Philadelphia International Airport
- Convenient Access to I-95, Route 291, and Route 420

SALE PRICE: $925,000

PROPERTY OVERHEAD



PROPERTY PHOTOS

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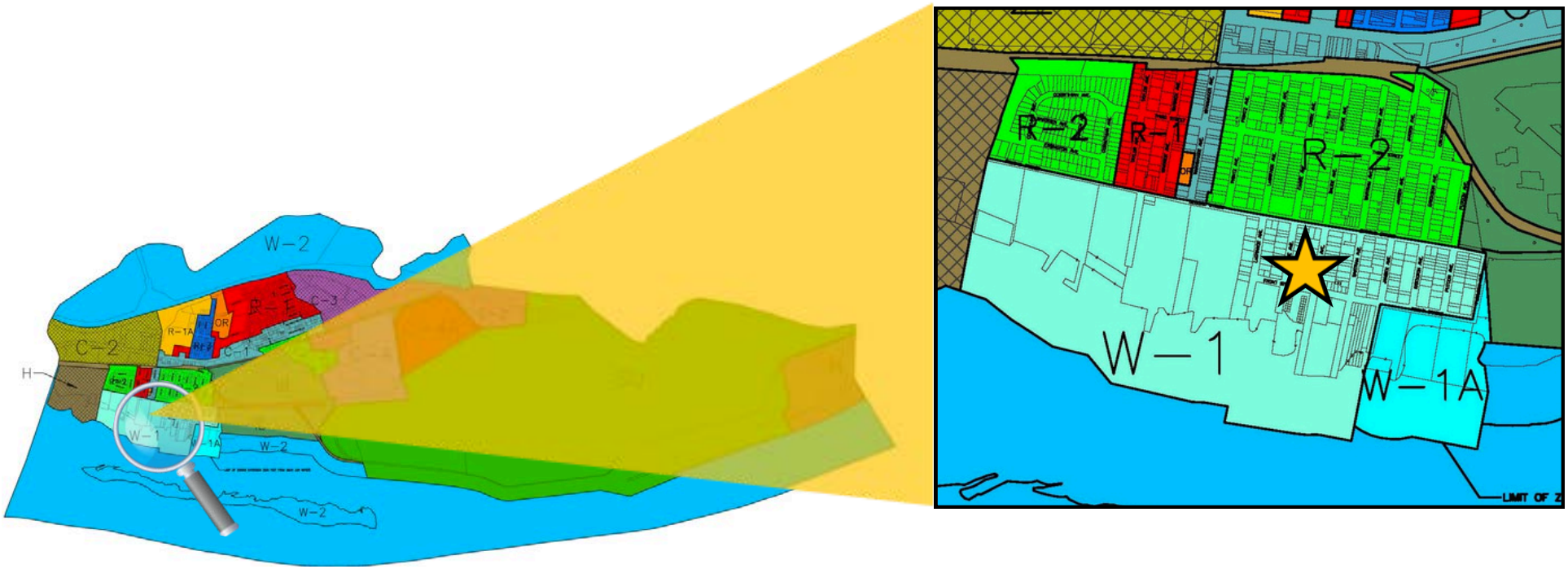
101 CARRE AVENUE | ESSINGTON, PA

REGIONAL MAP



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ZONING MAP



ZONING: W-1

WATERFRONT DISTRICT

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

ZONING CODE

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Chapter 395. Zoning

Article XV. W-1 Waterfront District

§ 395-92. Uses permitted by right.

A building may be constructed, altered or used, and a lot or premises may be used for only one or more of the following uses:

A. Waterfront retail store or shop, waterfront restaurant and/or bar as defined in Article **II**.

B. Personal service shop.

C. Service, sales, repair, and storage of boats, yachts, and marine equipment.

D. Ferry or similar marine transport facility, not exceeding a capacity of 30 passengers.

E. Marina, yacht club and seaplane base.

F. Museum.

G. Park or recreation area.

H. Single-family detached dwellings, subject to provisions of § **395-97A**, except that building height shall not exceed 35 feet.

I. Buildings may be arranged in attached or detached fashion on individual lots or as a shopping center or planned unit development (PUD).

§ 395-93. Uses permitted by special exception.

The following uses shall be permitted by special exception only, subject to Articles **XXI** and **XXVI**.

A. Marine wholesale.

B. Bed-and-breakfast inn, subject to § **395-151M**.

§ 395-94. Conditional uses.

The following uses shall be permitted only by conditional use permit, subject to Article **XXI**.

A. Fabrication of marine products.

B. Office building, subject to § **395-151L**.

C. Hotel, subject to § **395-152K**.

D. Townhouse, subject to § **395-152N**.

E. Apartment building, subject to § **395-152O**.

§ 395-95. Accessory uses and structures.

A. All accessory uses and structures permitted in § **395-17** of the R-1 District and § **395-37** of the C-1 District.

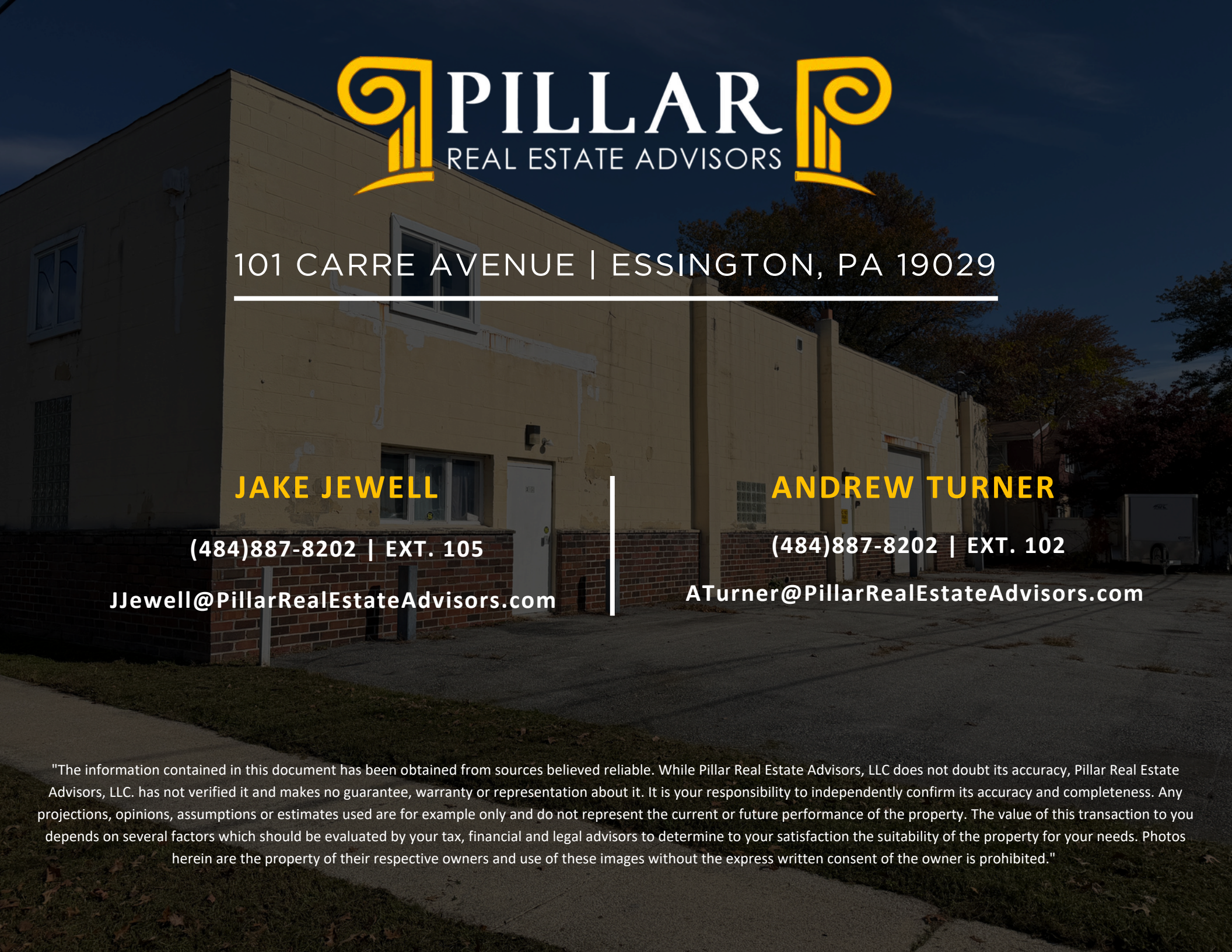
B. Trash dumpsters and other trash receptacles provided that they are screened from the principal dwelling on the lot and from public streets by an opaque fence or planted visual screen, which shall be not less than six feet high.

C. Offices, incidental to permitted uses.

D. Piers, floats, docks, pilings or similar structures.

E. Any accessory use on the same lot with and customarily incidental to the principal building or use and not detrimental to the neighborhood.

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