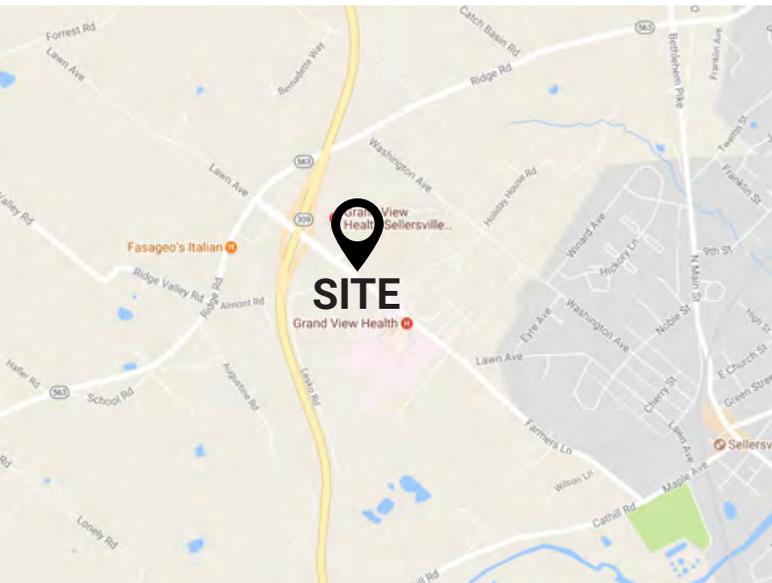


**± 1,545 SF FREESTANDING BUILDING W/ DRIVE-THRU**  
**835 LAWN AVE, SELLERSVILLE, PA 18960**

**FOR LEASE:**  
**PRICE NEGOTIABLE**

## PROPERTY FEATURES

- ✓ ± 1,545 SF Freestanding Building with Drive-Thru
- ✓ ± 24 Car Parking
- ✓ Located next to Grandview Hospital
- ✓ Located in West Rockhill Township directly off Route 309
- ✓ Available For Lease
- ✓ Price is negotiable



**ZOMMICK McMAHON**  
*Commercial Real Estate Inc.*

1306 Wilmington Pike, Suite A-2 | West Chester, PA 19382  
www.zmcre.com

## CONTACT US



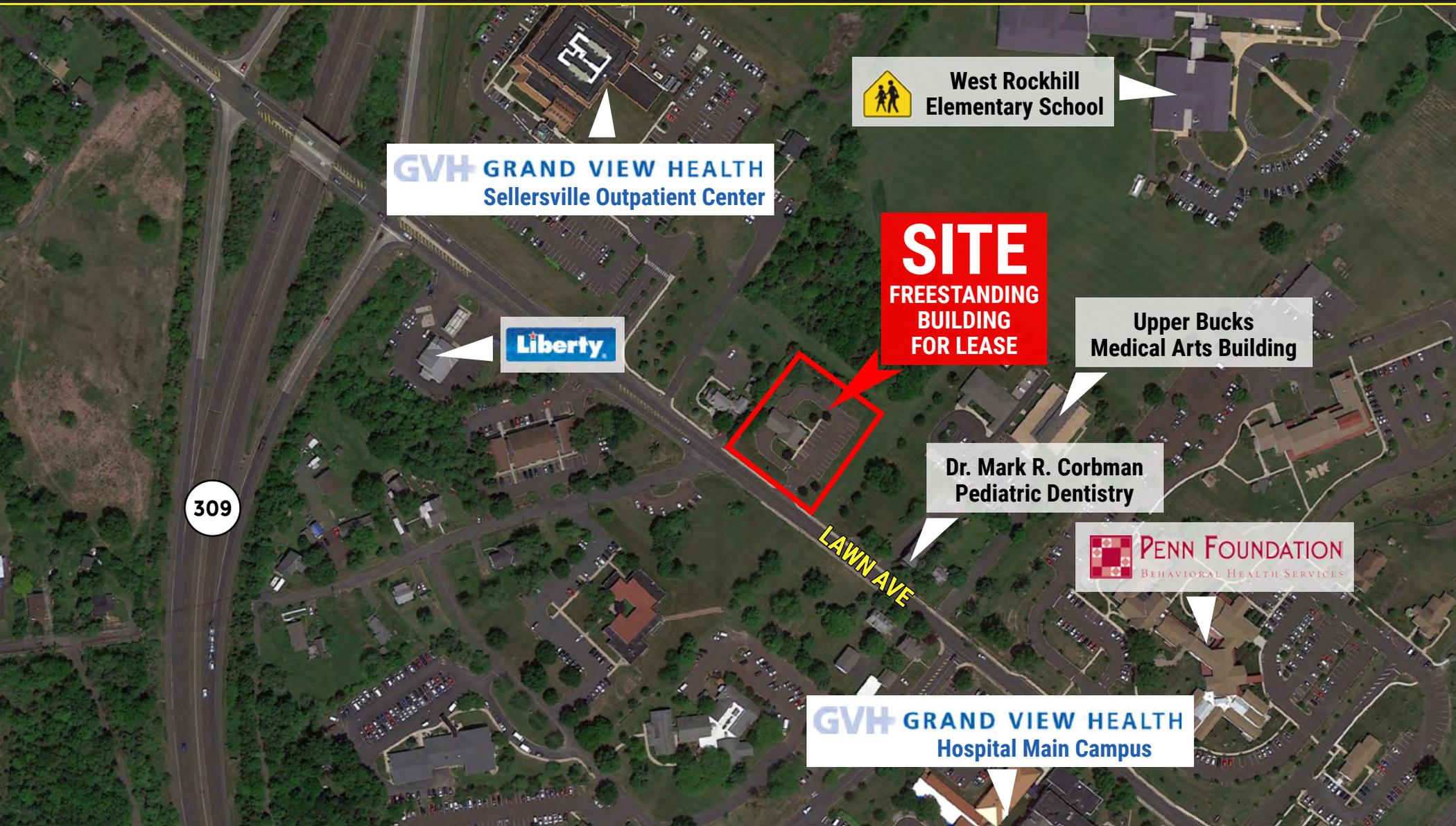
**ED COSTA**

Phone: 610.359.1100

Cell: 610.608.8191

Email: [edward.costa@zmcre.com](mailto:edward.costa@zmcre.com)

# SELLERSVILLE SITE LOCATION AERIAL - 835 LAWN AVE, SELLERSVILLE PA



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# PERMITTED USES / SPACE PLAN - 835 LAWN AVE, SELLERSVILLE PA

## SECTION 1201 PERMITTED USES

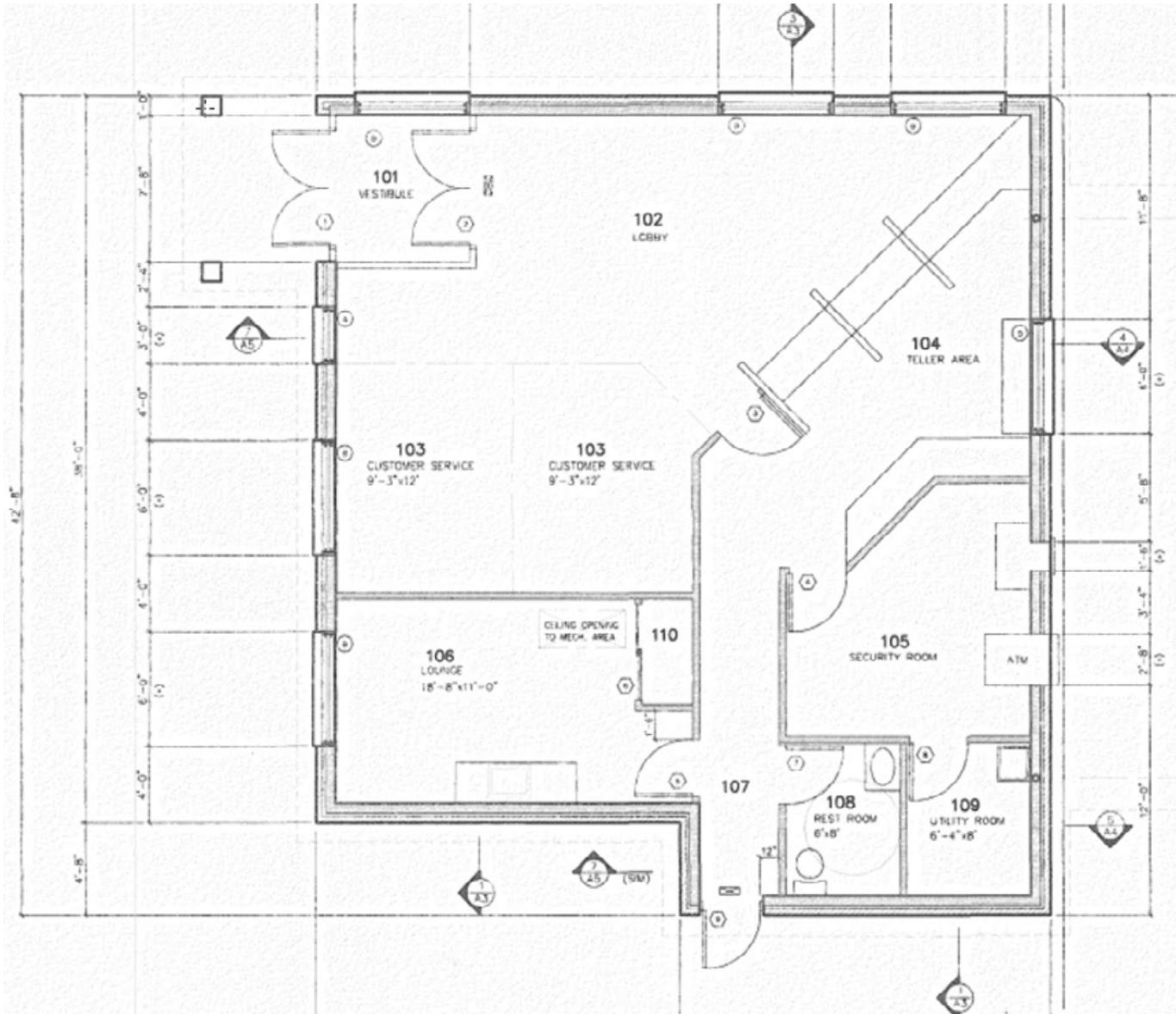
### A. Uses Permitted by Right

- A7 Forestry
- B1 Single-Family Detached Dwelling
- B9 Continuing Care Retirement Community
- B10 Age-Qualified Community
- C1 Place of Worship
- C2 School
- C4 Library or Museum
- C6 Public Recreation Area
- C9 Day Care Center
- C10 Nursing Home
- C11 Hospital
- C13 Municipal Building
- C14 Community Center
- C15 Wellness Center
- D1 Office
- D2 Medical Office
- E3 Financial Establishments

### B. Uses Permitted by Conditional Use

- B7 Community Residential Facility
- B12 Rooming or Boarding House
- E1 Retail Trade and Retail Services
- E4 Eating Place
- F4 Cellular Telecommunication Facility
- H11 Accessory Drive-Through Facility
- H14 Helistop
- H19 Temporary Community Event

**\*Other uses such as food uses may be permitted with township approval.**



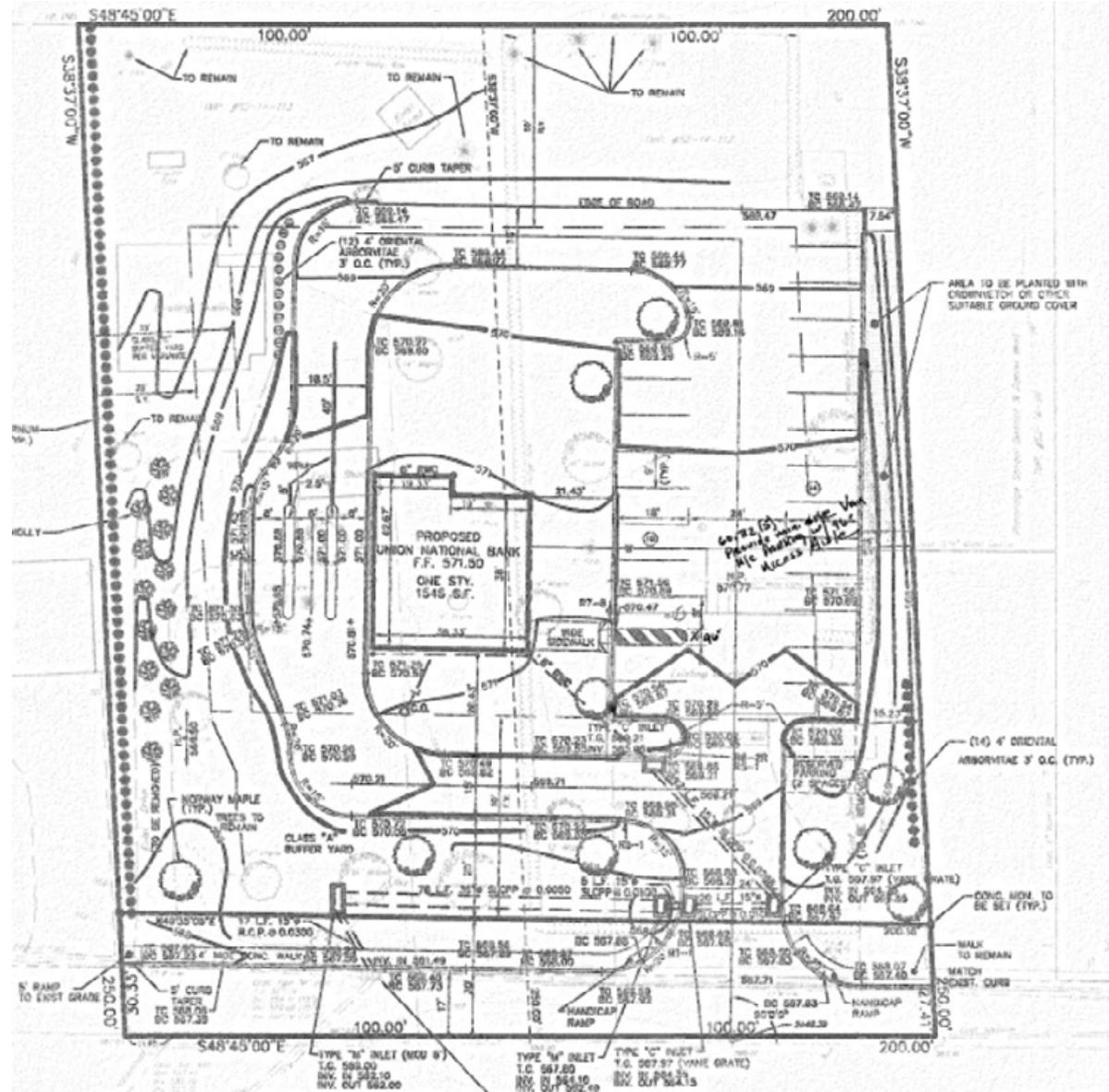
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# SITE PLAN - 835 LAWN AVE, SELLERSVILLE PA



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# ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff, whom are all results-oriented professionals.

## SOME OF OUR SATISFIED CLIENTS:



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