



512 | **East King Road**
Malvern, PA

Partnership. Performance.

AVAILABLE FOR SALE:

- Retail car wash and gas station located just off of heavily-trafficked W. Lancaster Avenue
- The improvement totals 6,580 square feet and sits on a 1.3 acre site and is an ideal conversion to office, retail or a mixed-use development
- The site contains fuel tanks (3 x 8,000 gallons) as well as a gas station overhead canopy
- The property is zoned HB (Highway Business) Willistown Township
- Ideal purchase for a user-buyer or for a potential redevelopment
- Estimated 2018 Revenue: \$2,009,462 (*Gas: \$1,599,072 | Car Wash: \$410,390*)
- **PRICE: \$1,300,000**

For more information please contact:

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ZONING: *HB Highway Business District*

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:

1. Retail store, excluding the sale of food prepared upon the premises.
2. Restaurant, provided that sufficient seating shall be provided for customers to consume food or drink in the building and that, if customers are to be served at a counter rather than at their seats, indoor seating for all seasons shall be provided at least at the rate of eight seats per 100 square feet of building area not intended for customer use. All food and drink shall be prepared, served and consumed within the building.
3. Personal service shop, such as barber, beauty, shoe repair or dressmaking shop; tailor pickup agency; self-service laundry; or similar establishment.
4. Theater or other indoor place of amusement, recreation or assembly.
5. Business or professional office, agency, studio, bank or other financial institution.
6. Club or lodge.
7. Bakery, confectionery or other custom shop for making articles or products sold at retail on the premises, such as custom clothing and art needlework, provided that all processing activities shall, if located on the ground floor, be effectively screened from the front portion of the building by a wall or partition.
8. Motor vehicle service station, public garage, automobile sales agency (but not to include automobile or farm equipment sales agency as a main use), provided that all facilities shall be located and all services shall be conducted within the confines of the lot, no service station shall be located within 500 feet of another service station on the same side of the highway between any two crossroads and all repair work, lubrication or washing shall be performed within a completely enclosed building or shall be screened or located so as not to be visible from a public highway.
9. Motor vehicle parking lot.
10. Storage within a completely enclosed building in conjunction with a permitted use or for products of manufacturing uses permitted in the Township.
11. Newspaper or job printing establishment.
12. Mortuary.
13. Tourist house.
14. Township or governmental use, telephone central office, electric substation, railroad or bus passenger shelters or station, utility or similar use.
15. The following additional uses, when authorized by the Zoning Hearing Board as a special exception, subject also to the requirements of § 139-122:
 - Outdoor place of amusement, recreation or assembly, provided that satisfactory provisions are made to safeguard highways from congestion and hazard.
 - Automobile or farm equipment sales agency; general express, distributing or hauling station, provided that where required, adequate planting or other buffer arrangements are made to safeguard the character of the surrounding area and satisfactory provisions are made to safeguard highways from undue congestion and hazard.
 - Contractor, craftsmen's or general service shop, including plumbing, electrical, heating, carpentry, welding, tool and similar small shop.
 - Laboratory for research and testing, not involving commercial production or danger from fire or explosion.
 - Laundry, tailor shop.
 - Yard for storage, sale or distribution of coal, building materials or products of manufacturing uses permitted in the Town-



ship, or automobile parts yard, provided that the area used for storage is located so as not to be visible from an adjacent property or is enclosed and suitably screened from the surrounding area by satisfactory planting or other barrier not less than six feet in height.

- Commercial greenhouse.
 - Wholesale establishment.
 - Animal hospital.
 - Any use of the same general character as any of the uses permitted in this District, provided that no use which is noxious, offensive or hazardous shall be permitted. (See § 139-97.)
16. Multifamily dwellings shall be permitted as part of a mixed-use building, provided the residential use only occurs above the nonresidential use. Gross square footage of a single floor used for multifamily dwellings shall be no greater than that of the first-floor nonresidential use.
 17. Accessory use on the same lot with and customarily incidental to any of the above permitted uses, which use may include living accommodations for one family in conjunction with business use, and signs when erected and maintained in accordance with the provisions of Article XVIII of this chapter.



Convenient Location



2.9 miles



0.1 miles



7.8 miles



8.8 miles



1.2 miles



8.8 miles



4.2 miles



9.1 miles



7.3 miles

Driving Times:

Villanova:	20 minutes
West Chester:	23 minutes
King of Prussia:	25 minutes
Conshohocken:	32 minutes
Center City Philadelphia:	35 minutes
Philadelphia Airport:	35 minutes



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