

RETAIL/INDUSTRIAL BUILDINGS FOR SALE

**252 Bethlehem Pike Rt 309
Colmar, Hatfield Township, PA 18915**



The Property

- Sale Price: \$4,300,000
- 54,000 SF on 2.819 Acres
- 30,600 SF of Space Available to Occupy
- Multi-Tenant Building

Property Features

- Excellent visibility in a high-traffic area – approximately 31,000 vehicles daily
- Broad, Commercial Zoning
- 90 Car parking across three saved lots
- 200' on Bethlehem Pike (Rt. 309)



Alan Apt

414 W. Main Street Lansdale, PA 19446
215-855-9600 alan@aptpcor.com



APTCOR COMMERCIAL, REALTORS

In 1980, Alan Apt co-founded a commercial/industrial real estate brokerage known as Apt, Schwartz & Co. in Montgomeryville, PA. In 1980, Apt formed the firm known today as APTCOR COMMERCIAL, REALTORS moving to its still current Lansdale location.

APTCOR COMMERCIAL, REALTORS, known then as Alan Apt & Co. developed into an established firm providing commercial brokerage services to the business and investment community including sales, leasing, valuations, business and mortgage brokerage, property management, contract development and investment building assignments. The firm also located sites and built new, free standing childcare centers, bank branches and drugstores with affiliated investors. Other investment projects included the purchase, renovation and retrofit of existing office, industrial and retail projects, commercial condominiums and the land approvals for residential subdivisions.

In addition to brokerage and land development, APTCOR COMMERCIAL, REALTORS has performed numerous consulting assignments negotiating property assemblages for commercial developers, commercial ad valorem tax appeals, bank REO dispositions, bankrupt-

cy asset disposition and restructuring of post-petition lease portfolio's in bankruptcy court.

APTCOR COMMERCIAL, REALTORS operates today as a privately owned and managed, Philadelphia area commercial real estate brokerage. After a quarter century in commercial real estate, we are highly regarded as a responsive, prolific, hardworking and resourceful organization. Our local connections and expertise combined with a depth of diverse knowledge in the retail, office, industrial, mixed use, and land development property types has proven effective in producing value added results for our clients.

From 1980 to 2021, after 40 years in the Commercial Real Estate business we have been working diligently with our clients to help them achieve their personal Commercial Real Estate needs.

In addition to Alan Apt, CCIM, ALC, GRI, President, APTCOR COMMERCIAL, REALTORS staff includes: Robert J. Kerns - Account Executive; Franklin J. Platt - Broker/Property Manager; Gail A. Yoder - Broker/Agent; and Brad Goodrich, Licensed Real Estate Salesperson in the state of PA.

For additional information, please call 215.855.9600, and visit www.aptpcor.com.

We're *remixing* HR.

Find a groovier era of HR through our...

- ✦ Fractional HR support
- ✦ HR Outsourcing
- ✦ Merger & Acquisition HR Playbook
- ✦ Organizational Development Strategic Guidance
- ✦ Short-Term HR Project Work

SCHEDULE A FREE CONSULTATION TODAY!

workplaceharmonyhr.com

