

654 Bethlehem Pike

Flourtown, PA

For Sale

• **Corner Lot**

• **1.83 Acres**

• **79,584 SF**

List Price

\$525,000

COLONIAL SCHOOL DISTRICT, MONTGOMERY COUNTY



- Permitted use: One single-family detached dwelling unit
- Development may require zoning relief from the Township Boards to work through the various overlays relating to the floodplain conservation district and riparian corridor (at a minimum).
- Water service is available along Church Street, per AquaPA

**ABOUT
THIS
LOT**

Located in desirable Flourtown, this lot is situated in a gorgeous park-like setting between Historic Saint Miriam's and Saint Thomas churches. The surrounding property is a truly special oasis, complete with lush trees and foliage. You will find both serenity and convenience in this stunning locale, with the top-quality shops and restaurants of Bethlehem Pike just minutes away. This lot is located on the section of Church Road that can tie into the public sewer, no private septic is needed.



For more information:

Thomas Bond

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Duane Morris Plaza, 30 South 17th Street, Suite 210, Philadelphia, PA 19103

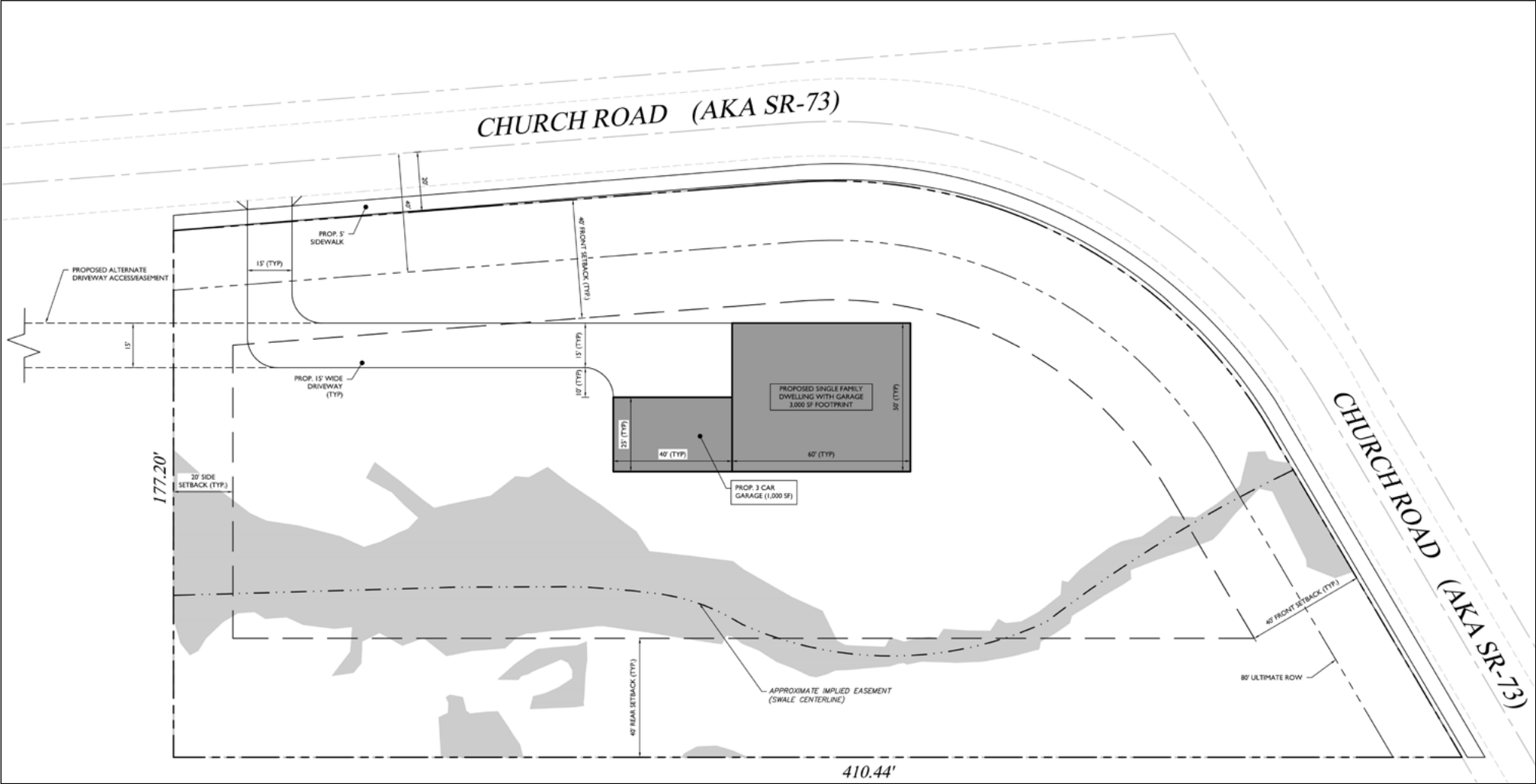
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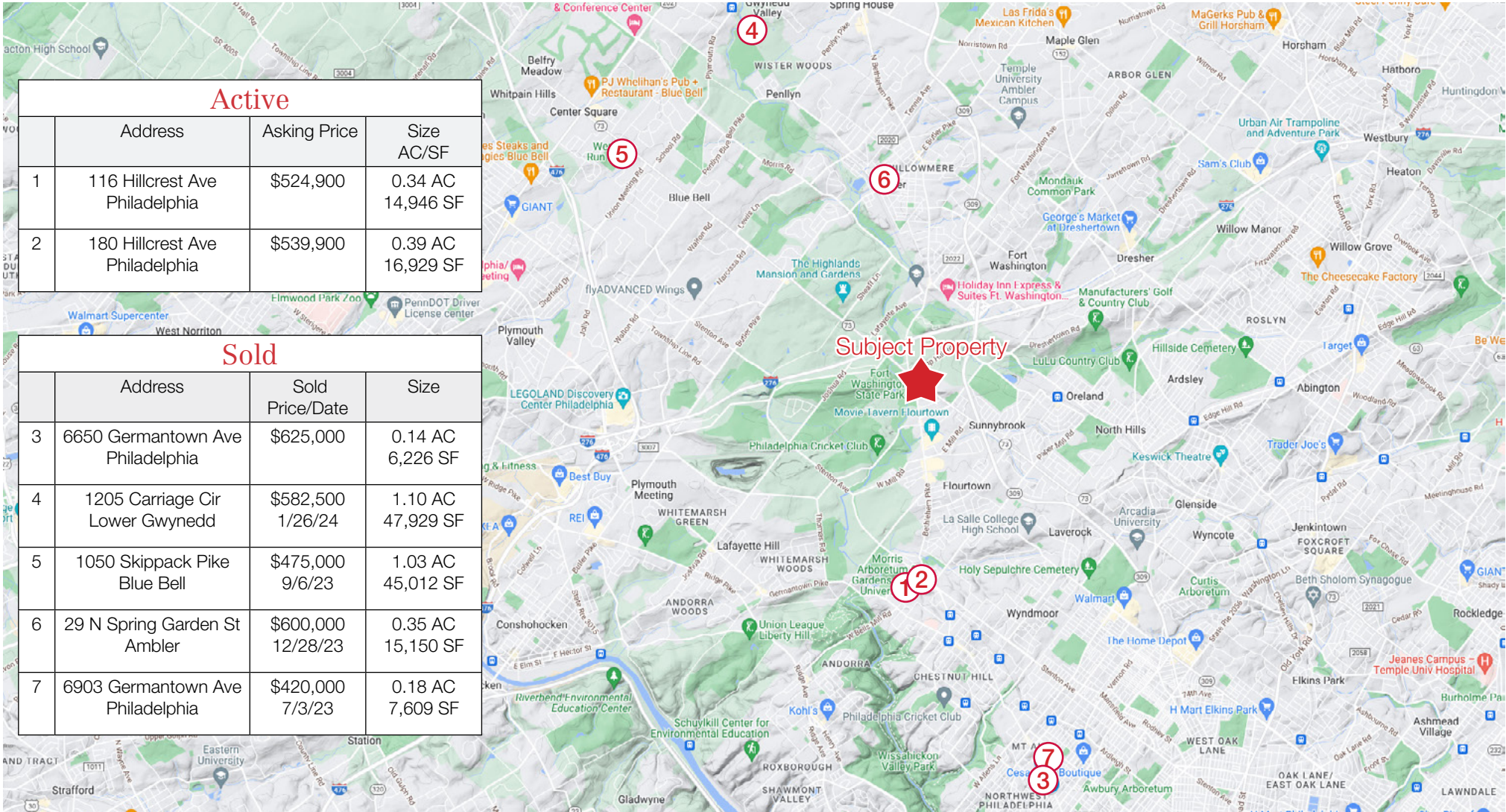


EXTERIOR & LOT FEATURES	Corner Lot:	1.83 Acres; 79,584 SF
SCHOOL INFORMATION	School District:	Colonial - Montco
LISTING INFORMATION	Property Type:	Land
OTHER PROPERTY INFORMATION	County:	Montgomery
	Subdivision:	Flourtown
	Listing Tax ID:	65-00-00610-009
	Zoning:	Insti (IA) Seller will provide time for zoning approvals

Site Plan



Comparables



Active			
	Address	Asking Price	Size AC/SF
1	116 Hillcrest Ave Philadelphia	\$524,900	0.34 AC 14,946 SF
2	180 Hillcrest Ave Philadelphia	\$539,900	0.39 AC 16,929 SF

Sold			
	Address	Sold Price/Date	Size
3	6650 Germantown Ave Philadelphia	\$625,000	0.14 AC 6,226 SF
4	1205 Carriage Cir Lower Gwynedd	\$582,500 1/26/24	1.10 AC 47,929 SF
5	1050 Skippack Pike Blue Bell	\$475,000 9/6/23	1.03 AC 45,012 SF
6	29 N Spring Garden St Ambler	\$600,000 12/28/23	0.35 AC 15,150 SF
7	6903 Germantown Ave Philadelphia	\$420,000 7/3/23	0.18 AC 7,609 SF