

Super located commercial development site for LONG TERM LAND LEASE

Address: 1274 Welsh Road, at the intersection of
Route 202 and Route 63 in Montgomery Township

Long Term Land Lease

1.45 acres

zoned commercial



This commercial tract of land is one of the few remaining parcels located directly in the path of growth.

A 5,800 sq. ft. building, formerly the site of an auto center, sits on the property. The new tenant may renovate this building or may choose to construct a new structure.

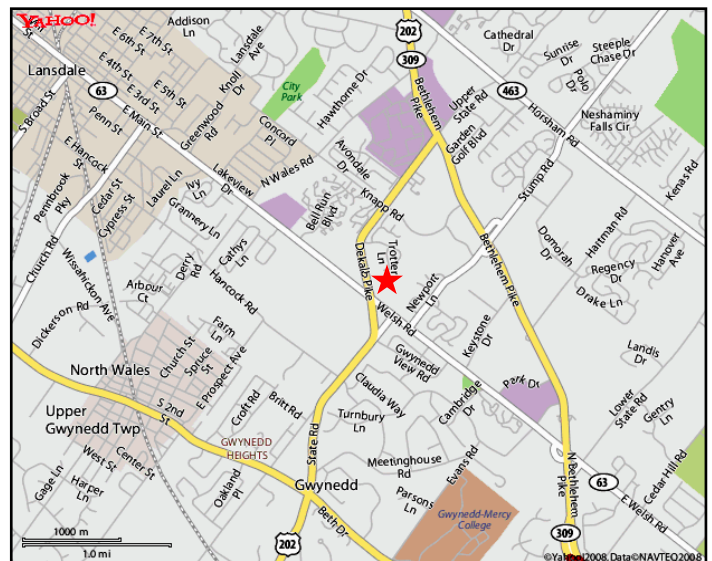
PENDOT will soon expand the 63/202 intersection but will maintain unimpeded access into the property.

Three documents are available:

1. A Montgomery Township “Right-of-Way Claim” survey indicating the area along Routes 63 and 202 intended for PENDOT acquisition. This survey will show the parcel boundaries post-taking.

2. Welsh Road (Rt. 63) “Typical Tangent Section” and Sidewalk Cut and Fill detail planned by PENDOT

3. Profile Parcel Sheet for intersection Rt. 202 & Rt. 63



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