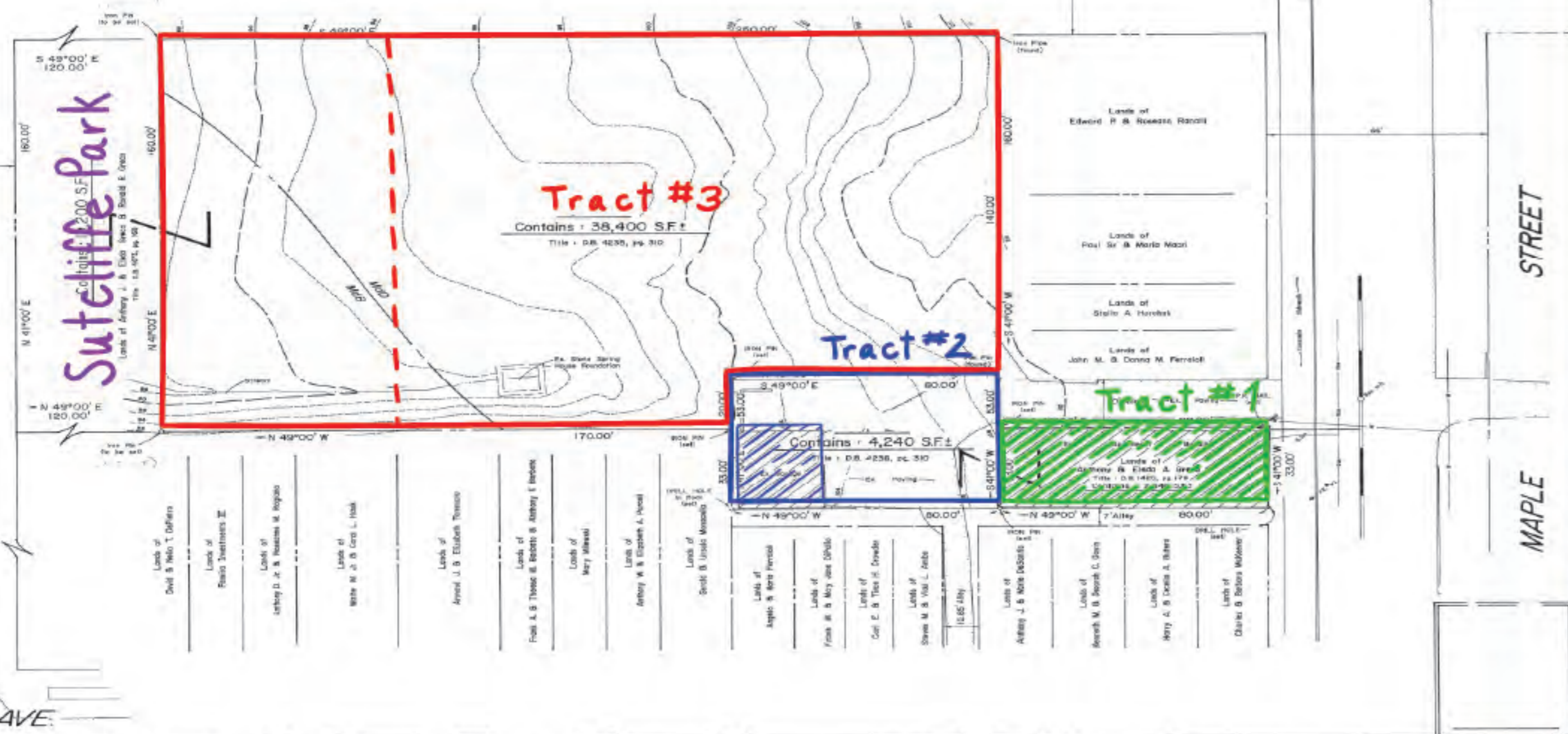




EIGHTH AVENUE (NOT OPEN)

NOTICES
 CONVEY AND SMITH ENGINEERING, INC. HAS NOT PERFORMED A WETLANDS ANALYSIS OF THIS SITE. ANY DEVELOPMENT OR ADVISIVE PLANNED REVIEW ANY WETLAND AREA SHALL BE COMPLETED WITHOUT PRIOR CONSULTATION WITH AND APPROVAL FROM APPLICABLE GOVERNMENT AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE COUNTY CONSERVATION DISTRICT, THE UNITED STATES DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, AND/OR U. S. ARMY CORPS OF ENGINEERS.

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY
 On this day of the month of 2024, I, the undersigned, a Notary Public in and for the Commonwealth of Pennsylvania, do hereby certify that the foregoing plan is a true and correct copy of the original plan as recorded in my office.



TRACT 1
 6- Unit Apartment Building
 714 Maple Street
 Conshohocken, PA 19428

Welcome to 714 Maple Street in Conshohocken! Alder Auction presents a fantastic investment opportunity in this highly desirable Borough of Conshohocken located minutes from Philadelphia and King of Prussia. Parcel 1 is a 5,120 sq. ft. apartment complex with 6 units, of which 3 are occupied. 5 of the units feature 1 bedroom, and 1 unit features 2 bedrooms. Situated on .06 acres and located steps away from Sutcliffe Park, this property features convenient commuter access to major highways as well as shopping, restaurants and schools. This tract will be sold separately and in conjunction with 2 other tracts to include: Tract 2 - 3-Car Garage/Storage Building; and Tract 3 - two lots of vacant land on West Eighth Avenue to be sold individually or together, totaling 1.3 acres.



TRACT 2
 3-Car Garage/Storage Building
 0 Maple Street
 Conshohocken, PA 19428

Multi-car garage/storage building. Tract 2 is located on a .09 acre lot. This building features 3-car storage with single and double doors operated by remote control. This parcel will be sold separately and in conjunction with 2 other tracts to include: Tract 1: Apartment complex with 6 units and Parcel; and Tract 3 - Two lots of vacant land on West Eighth Avenue to be sold individually or together, totaling 1.3 acres.



TRACT 3
 Vacant Land of 1.3 Acres
 West Eighth Street
 Conshohocken, PA 19428

1.3 acres of vacant land. Tract 3 is comprised of two lots of .44 acres and .88 acres respectively, totaling 1.3 acres which abuts the beautiful Sutcliffe Park. This parcel had registered subdivision plans by Commonwealth of PA, County of Montgomery in 1992. Zoning is BR1.

MULTI PAR AUCTION



A Multi-Parcel Auction divides properties into multiple tracts, allowing a property to be sold in 3 ways: in its entirety, as individual tracts, or as any combination of tracts. This style provides maximum flexibility by giving buyers the option to only bid on the tracts of interest, while generating the greatest value and transparency for the seller.

In a Multi-Par Auction, Round 1 of the bidding begins by establishing a starting bid for each tract, done so in standard auction format.

Once the high bids are established on all tracts, Round 1 ends. In Round 2, buyers will have the opportunity to raise bids on any desired combination of tracts in the predetermined auction-increments (typically \$1,000). If a buyer wants to purchase all tracts, the buyer must have the high bid on each tract. A bid, on a combination of parcels, can be broken up as buyers raise the bid on individual parcels, resulting in a total bid that is greater than the original combination bid. Overall, bids are placed with the auctioneer. As new raise-bids and tract-combinations are established, the Multi-Par Auction tally-board is updated to reflect: all combinations, the respective high bids, and the "back-in-bidder" amounts. The auction will continue until there are no more raise-bid requested.

BR-1 ZONING USAGES

- Single-family detached dwellings (single)
 - Single-family semidetached dwellings (twin)
 - Public or private schools
 - Fire house or volunteer fire company
 - Churches
- Municipal use
- Day care pursuant to Part 8, General Regulations, § 27-812, of this Chapter
- Residential conversions pursuant to Part 8, General Regulations, § 27-825, of this Chapter
- Clubs, lodges, fraternal organizations, operated only for members and their guests
- Accessory uses pursuant to Part 8, General Regulations, § 27-811, of this Chapter. § 27-1003 Conditional Uses. [Ord. 6-2001, 10/10/2001; as amended through 12/2005]

MULTI PAR AUCTION

Investment Opportunity in Conshohocken, PA
July 22nd | 4PM

OPEN HOUSES

Wednesday, June 30th | 2:00 PM to 5:00 PM

Thursday, July 8th | 2:00 PM to 5:00 PM

