

PROPERTY INFORMATION

Location: 401 West 5th Street,
Lansdale, PA



Property Description

- **Location:** 401 West 5th Street
Lansdale, PA 19446
- **Tax Parcel** 11-00-05256-007
- **Zoning:** Class C Residential District
- **Description:** Two-story mixed use building with 7 units
- **Approximately** gross building area: 4,518 +/- sq ft
- **Year Built:** 1910

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Property Description

- **Basic Structural System:**
Conc. Block & Stucco
- **Exterior Walls:**
Stucco/Vinyl Siding
- **Interior Walls:** Drywall
and Paneling
- **Floors:**
Carpeting/Hardwood
- **Plumbing:** 1st flr 2 half
baths, other 2 full and 1 $\frac{3}{4}$
bath
- **Bathrooms:** 2.3
- **Roof:** Asphalt Shingle
- **Bath floor and walls:**
Vinyl Tiling & Drywall
- **Electrical service:** 4
Panels (Adequate)
- **Heating:** Central
HWBB/Radiator
- **Cooling:** Individual
CAC available in retail
unit only

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Tax Data



- **City of Lansdale** (County of Montgomery)
Tel: 215-278-3045
- **Tax Parcel ID#: 11-00-05256007**
- **2010 Real Estate Taxes: \$ 5000** approx.
- **Tax assessor phone number:** (215)-361-8321

SCHEDULE "C" - LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of ground, SITUATE in the Borough of Lansdale, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof made by Herbert H. Metz, Registered Engineer of Lansdale, PA., as follows, to wit:

BEGINNING at a point at the intersection of the Northwest side of Towamencin Avenue (48.00 feet wide) and the Northeast side of Fifth Street (41.50 feet wide); thence extending along the Northeast side of Fifth Street, North 43 degrees, 59 minutes West 98.19 feet to a point and angle in the Northeast side of Fifth Street (where it narrows to 38.00 feet wide); thence extending along said Northeast side of Fifth Street (38.00 feet wide), North 04 degrees, 19 minutes West 2.35 feet to a point; thence North 57 degrees, 25 minutes East 126.52 feet to a point on the Southwest side of a certain sixteen feet wide alley, which extends Southeastwardly into Towamencin Avenue; thence extending along said side of said sixteen feet wide alley, South 43 degrees, 59 minutes East 75.51 feet to a point on the Northwest side of Towamencin Avenue; thence extending along the Northwest side of Towamencin Avenue, South 46 degrees, 15 minutes West 125.53 feet to the intersection of the Northeast side of Fifth Street, the first mentioned point and place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, SITUATE in the Borough of Lansdale, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Property Survey for Giacomo Minnucci, et ux, by Herbert H. Metz, Inc., Registered Professional Engineer, Lansdale, PA., dated January 22, 1958, as follows, to wit:

BEGINNING at a drill hole mark on the Northwesterly side of Towamencin Avenue (48.00 feet wide) at the distance of 75.53 feet Northeastwardly of the Northeasterly side of Fifth Street (41.50 feet wide); thence extending North 43 degrees, 59 minutes West along other land of Giacomo Minucci, et ux, of which this was a part, 85.39 feet to a iron pin; thence extending North 57 degrees, 25 minutes East along land now or late of Hector DiSaverio, et ux, 51.01 feet to an iron pin on the Southwest side of a certain sixteen feet wide alley; thence along the same, South 43 degrees, 59 minutes East 75.51 feet to an iron pin on the Northwesterly side of Towamencin Avenue, aforesaid; thence extending along the same, South 46 degrees, 15 minutes West 50.00 feet to the first mentioned point and place of beginning.

BEING known as 401 West Fifth Street.

BEING Parcel No. 11-00-05256-00-7 of the Montgomery County Commissioners Registry.

BEING the same premises which Louis J. Rosini and Cynthia Rosini, by Deed dated January 30, 1995, as recorded in the Office of the Recorder of Deeds of Montgomery County, PA., in Deed Book 5104 page 1080 &c., granted and conveyed unto Brocke/Drissel Real Estate Partnership, in fee.