

Caracausa Announces Rare Development Opportunity

April 14, 2016

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BOROUGH OF LANSDALE, PA ? After interviewing various brokers to represent a key property in the core downtown business district, David J. Caracausa with Coldwell Banker Preferred Premier Properties Group has been chosen by the borough of Lansdale council and staff to spearhead the sales and marketing effort. Through Caracausa, the borough is seeking interested entrepreneurs, investors, developers and potential business owners to invest in Lansdale and create a destination that will attract the surrounding community?s residents and visitors.

Lansdale is experiencing a Renaissance, and Caracausa is representing a property that can become the centerpiece of the burgeoning borough. The borough welcomes those looking to develop restaurants, entertainment venues, businesses and residences, or any combination of mixed uses.

A noted façade more than 100 years old , the Masonic Lodge at 311 W. Main St. in Lansdale has 18,000/+ sq. ft. building and tremendous potential for the right entrepreneur and/or developer. The property is going to market on April 1, and open for property inspections on April 21 from 1-3 p.m. and May 19 from 3-5 p.m. or anytime by appointment said Caracausa.

Interested bidders, developers, investors, builders, business owners, and entrepreneurs with a plan and vision can gain access to the building materials here.

The building - already containing a performing arts center - has limitless possibilities for commercial, retail, entertainment and multi-family residences. Highly visible, more than 14,000 vehicles pass by the site daily. The SEPTA Lansdale/Doylestown to Philadelphia train, with more than 4.6 million riders annually, less than a block away.

Caracausa said, ?Lansdale is in the center of Montgomery and Bucks Counties and thriving, with numerous new projects recently completed, approved or in the planning process. 311 W. Main St. is at town center; the heart of the borough?s business district; a prime opportunity for a developer, investor, entrepreneur or business owner looking to be downtown. Multiple development opportunities can be supported with a building height of up to 85?. The Borough of Lansdale is experiencing a Renaissance and positioned for growth. When combined with the success of development projects recently completed, coming out of the ground, approved and ready to come on line; 311 West Main Street, offers a great opportunity with multiple potential uses to assure a successful project!?

?We are asking any interested parties to be a part of it!?

Northwest of Philadelphia, Lansdale has been designated a ?Classic Town of Philadelphia.? Founded in 1872, Lansdale maintains its sense of community hosting a calendar of local events including a Farmer?s Market, Oktoberfest and Mardi Gras, Memorial Day and Christmas parades.

Thanks to a ?can-do? attitude supported by the borough council members, staff and exemplified by Caracausa, Lansdale is the next great place to do business and to live, work, visit, shop and play in the Philadelphia area. Exclusive broker for 311 Main St., David J. Caracausa can be reached at his office at 267-368-7222, by cell phone at 215-699-2600 or by email at davidc@cbprem.com.

ABOUT DAVID J. CARACAUSA - David J. Caracausa CRE, CRS, ABR, CBR, GRI, CNE, SRES is a trusted real estate consultant with Coldwell Banker Preferred - the Premier Properties Group. David has been a member of the Counselors of Real Estate (CRE) since 2013. Those designated a CRE are recognized by their peers as having consistently demonstrated the highest levels of knowledge, experience, competency, integrity, and judgment. This elite group consists of slightly more than 1,000 of the top real estate professionals worldwide. They are recognized for their excellence, knowledge, integrity and judgment. The strict Code of Ethics and Standards of Practice aid in holding their members to the highest level of excellence in the profession.

Wayne Mugrauer, President of the Penn Foundation said, ?Penn foundation utilized professional services of David J. Caracausa of Coldwell Banker Premier Properties as it developed, subdivided and sold improved real estate acquired by the Penn Foundation. Despite the significant economic challenges of the market, the Caracausa team tirelessly worked on our behalf to identify creative sales solutions which allowed us to accomplish our goals in the timetables we required. Their tenacity, expertise and outstanding professionalism was deeply appreciated by our entire organization. Results are what counts and your involvement was key to making this happen."

"Thank you for a job well done!" Mugrauer said.

David J. Caracausa can be reached at his office at 267-368-7222, by cell phone at 215-699-2600 or by email at davidc@cbprem.com.

Mark A. Caracausa, associate broker, will be assisting in the project and can be reached at his office at 267-368-7223, by cell phone at 267-992-4719 or by email at markc@cbprem.com.

This press release originally appeared on The Premier Properties Group Blog.

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For more information about The Premier Properties Group, contact the company here:The Premier Properties GroupDavid J. Caracausa(215) 699-9000info@cbprem.com686 DeKalb Pike, Suite 102, Blue Bell, PA 19422

The Premier Properties Group

The Premier Properties Group is the Philadelphia area's most powerful real estate team. Experience, savvy, knowledge of the area, and excellence in customer service are at the heart of the team's core values.

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