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USA

## **AUCTION**

Bid by Thursday, December 19

Castle at Mattison Estate  
500 Mattison Avenue, Ambler, PA

Appraised at \$1,900,000  
Reserve \$1,500,000



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 AVISON  
YOUNG

Listing Agent  
Adam Gillespie

## OVERVIEW

Presenting a truly rare redevelopment opportunity: The Castle at Mattison Estate. Originally built in 1890 and remodeled in 1912 to resemble Windsor Castle, this historical 3-story castle is over 24,000 sq ft and features many of the original rare building elements and fixtures. Current ownership has spent over \$3,000,000 on renovations since 2019 and proposed plans are in place converting the property into a mixed-use development featuring 11 residential apartments, ground level commercial space and surface parking. The property is zoned MRH (Mixed Use Residential Historical District) and potential allowable uses include single-family, multi-family, senior living and mixed residential/commercial office uses. Proposed plans have been approved by The Preservation Alliance for Greater Philadelphia. The interior of the building is currently being prepped for new development by a new owner.



## DESCRIPTION

<b>Location</b>	Ambler, Upper Dublin Township, Montgomery County, PA
<b>Year Built</b>	1911
<b>Year Renovated</b>	2022
<b>Lot Size</b>	1.13 acres (49,276 sq. ft.)
<b>Gross Building Area</b>	24,466 sq. ft. (approx.)
<b>Water</b>	Upper Dublin Township
<b>Sewer</b>	Upper Dublin Township
<b>Natural Gas</b>	PGW
<b>Electricity</b>	PECO
<b>Telephone</b>	Verizon/Comcast
<b>Parking</b>	72 spaces
<b>Flood Zone</b>	Zone X
<b>Property Taxes</b>	\$34,716/annual
<b>Zoning</b>	MRH, Mixed Use Residential Historical District
<b>Permitted Uses</b>	Single, multi family, senior living and mixed residential/ commercial office land uses
<b>Parcel Number</b>	54-00-02290-03-2

## HIGHLIGHTS

- Ownership has spent over \$3m in renovations since 2019
- Appraised in 2022 for \$1,900,000 (As is), \$4,850,000 (As completed) & \$5,000,000 (As stabilized)
- Average household income of \$115,565 (1-mile radius)
- Original elements such as specialty custom trim millwork, stained glass, gilded wallpapered ceilings & carved marble fireplaces
- Interchange of PA Route 309 & the Pennsylvania Turnpike is less than 1 mile
- Plans have been approved by The Preservation Alliance for Greater Philadelphia
- Surrounded by 104 higher-end townhomes & a 3-story, 250-unit senior housing development
- Multiple potential uses

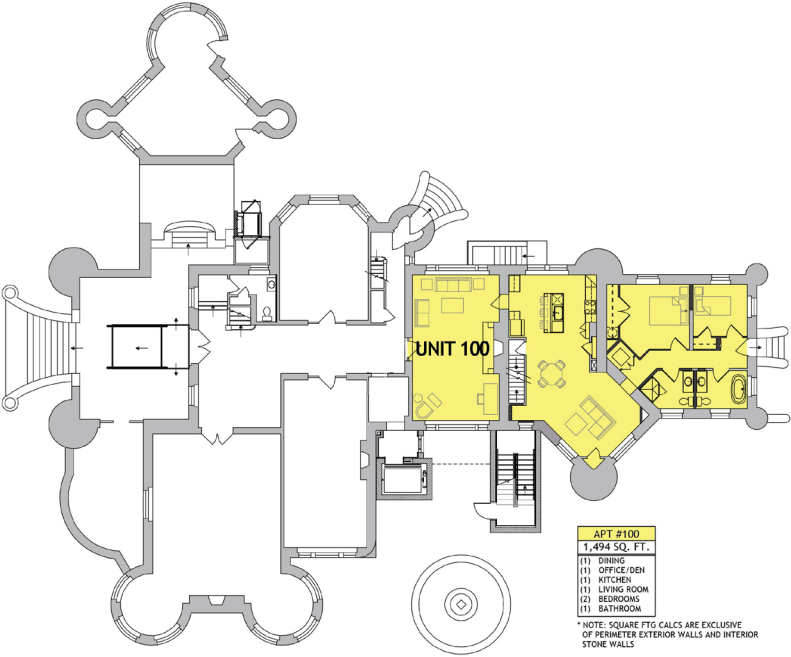




# SITE PLAN



FLOOR PLANS

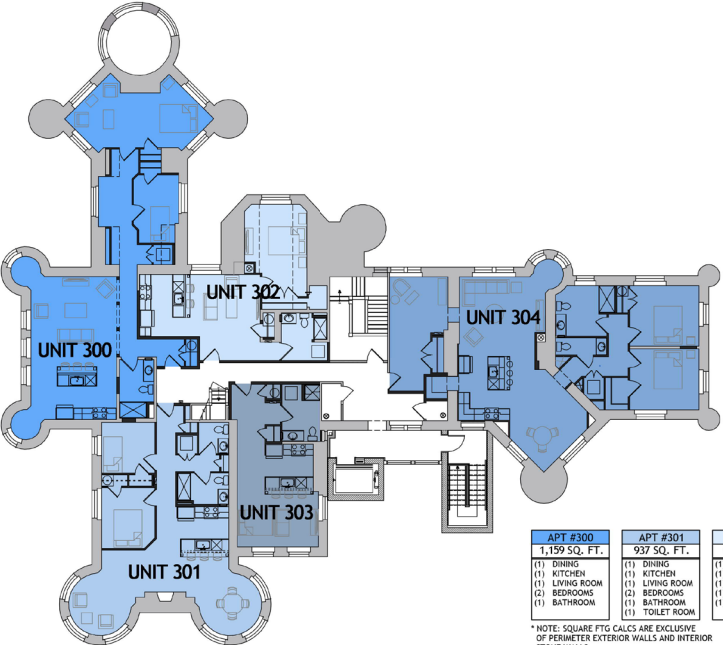


APT #100
1,494 SQ. FT.
(1) DINING
(1) OFFICE/DEN
(1) KITCHEN
(1) LIVING ROOM
(2) BEDROOMS
(1) BATHROOM

\* NOTE: SQUARE FTG CALCS ARE EXCLUSIVE OF PERIMETER EXTERIOR WALLS AND INTERIOR STONE WALLS

KEY
EXIST WALLS
WALLS TO BE REMOVED
NEW WALLS

FIRST FLOOR PLAN  
SCALE: 1/16" = 1'-0"

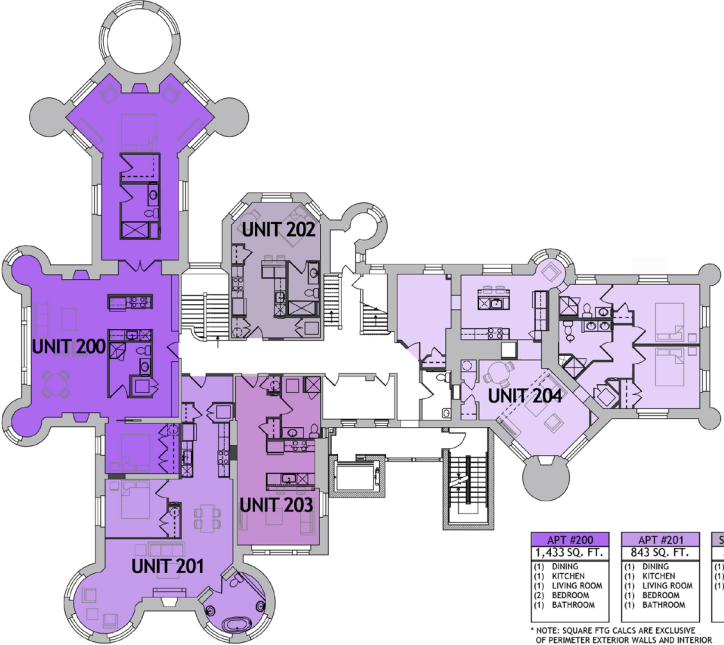


APT #300	APT #301	APT #302	STUDIO #303	APT #304
1,159 SQ. FT.	937 SQ. FT.	616 SQ. FT.	448 SQ. FT.	1,398 SQ. FT.
(1) DINING	(1) KITCHEN	(1) DINING	(1) KITCHEN	(1) DINING
(1) KITCHEN	(1) KITCHEN	(1) KITCHEN	(1) BED/LIVING	(1) KITCHEN
(1) LIVING ROOM	(1) LIVING ROOM	(1) LIVING ROOM	(1) LIVING ROOM	(1) LIVING ROOM
(2) BEDROOMS	(2) BEDROOMS	(1) BEDROOM	(1) BATHROOM	(2) BEDROOMS
(1) BATHROOM	(1) BATHROOM	(1) BATHROOM	(1) BATHROOM	(2) BATHROOMS
	(1) TOILET ROOM			

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THIRD FLOOR PLAN  
SCALE: 1/16" = 1'-0"



APT #200	APT #201	STUDIO #202	STUDIO #203	APT #204
1,433 SQ. FT.	843 SQ. FT.	395 SQ. FT.	467 SQ. FT.	1,242 SQ. FT.
(1) DINING	(1) DINING	(1) KITCHEN	(1) KITCHEN	(1) DINING
(1) KITCHEN	(1) KITCHEN	(1) BED/LIVING	(1) BED/LIVING	(1) KITCHEN
(1) LIVING ROOM	(1) LIVING ROOM	(1) BATHROOM	(1) BATHROOM	(1) LIVING ROOM
(2) BEDROOMS	(1) BEDROOM			(2) BEDROOMS
(1) BATHROOM	(1) BATHROOM			(1) BATHROOMS
				(1) OFFICE

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KEY
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SECOND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



Images are for illustrative/reference purposes only.  
Select areas/rooms may differ.

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Select areas/rooms may differ.



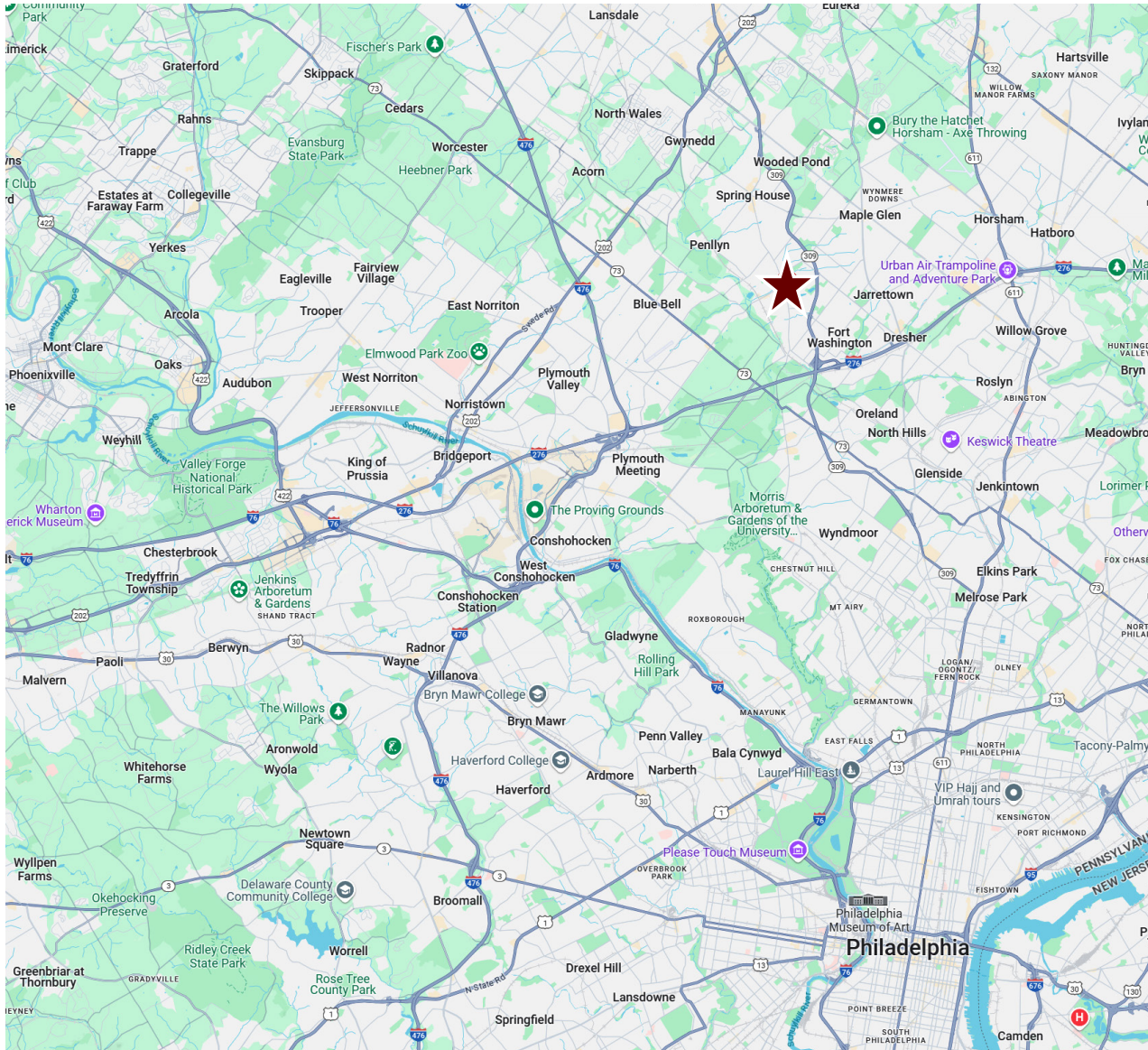
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## THE AREA

Tap the map to explore the neighborhood in Google Maps.



## HOW TO PARTICIPATE

1. **ACCESS Due Diligence** to view bidding instructions, photos and more. Click [HERE](#) and follow instructions in Step 2, or visit [prusa.com](http://prusa.com).
2. **TOUR the property by appointment only.** Please email [buy@prusa.com](mailto:buy@prusa.com) to schedule a tour on:
  - Wednesday, November 20
  - Wednesday, December 11
3. **SUBMIT BID Now through Bid Deadline: 4pm EST on Thursday, December 19.** You **MUST** submit a bid anytime between now and the Bid Deadline by clicking [HERE](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

## MUST SELL

6% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Seller (a) will accept the highest bid at or above the Minimum Bid (on terms set forth by Seller) and (b) has the right to accept a bid below the Minimum Bid.



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The listing broker for the property is Adam Gillespie (unique ID number RS293296) with Avison Young (300 Barr Harbor Drive, Suite 150, West Conshohocken, PA 19428). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid, Reserve price or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by PRUSA and applies only to the particular date and time of auction, which shall commence and conclude at PRUSA's discretion and upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Minimum Bid, Reserve price or Starting Bid, or, alternatively, a Suggested Opening Bid, which is not a reserve price but only a suggestion as to where bidding may begin. Any and all bids are subject to the Buyer's Premium indicated herein or elsewhere by PRUSA, which means that the stated Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price payable by purchaser. Furniture and other personality are excluded unless explicitly stated as otherwise herein or elsewhere by PRUSA. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by PRUSA. Equal Housing Opportunity.







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