

\$399,900 - 2546 N Broad St, COLMAR

MLS® #PAMC2158236

\$399,900

5 Bedroom, 1.50 Bathroom, 2,421 sqft
Residential on 0.80 Acres

NONE AVAILABLE, COLMAR, PA

This home is available on a very desirable stretch of N. Broad St. and can be used as a single family home or a professional office (see below for permitted uses). It boasts 5 bedrooms and 1.5 baths. The first floor offers a large living room, spacious eat-in kitchen, dining room, half bath and two staircases to the 2nd floor. Upstairs you'll find 4 nicely sized bedrooms and a full bath. You'll find the 5th bedroom in the finished walkup attic area. There is a detached 2 car garage and a very large/deep backyard. The home needs some TLC and is being sold in as-is condition. This is a handyman special that you can benefit from some real sweat equity.

Per the Township's website LPO (Limited Professional Office) zoning allows for:

- A. One single-family detached dwelling as regulated by Article V of this chapter.
- B. The office or studio of a physician, dentist, teacher, artist, engineer, accountant, musician, architect, lawyer, outside sales person, or realtor. A combination of the uses included in this subsection shall be considered a single use if developed in an integrated and cohesive manner.
- C. Similar uses to those above when authorized as a special exception by the Zoning Hearing Board.

Built in 1930



Essential Information

MLS® #	PAMC2158236
Price	\$399,900
Bedrooms	5
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,421
Acres	0.80
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	2546 N Broad St
Area	Hatfield Twp (10635)
Subdivision	NONE AVAILABLE
City	COLMAR
County	MONTGOMERY-PA
State	PA
Municipality	HATFIELD TWP
Zip Code	18915

Amenities

# of Garages	2
Garages	Garage - Side Entry

Interior

Heating	Baseboard - Hot Water
Cooling	None
Has Basement	Yes
Basement	Full
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stucco
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Foundation Block

School Information

District NORTH PENN

Additional Information

Date Listed October 10th, 2025

Days on Market 8

Zoning LPO

Listing Details

Listing Office BHHS Keystone Properties

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