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PRIME RETAIL COMMERCIAL PROPERTY FOR SALE | ±2,500 SF | FULLY LEASED



2320-2324 E LINCOLN HWY | COATESVILLE, PA

PROPERTY OVERHEAD

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PROPERTY HIGHLIGHTS

- ±2,500 SF Fully Leased Multi-Tenanted Retail Building
- High-Visibility Commercial Frontage on Lincoln Highway Bus. Rt. 30
- Established Rental Income with Future Owner-Occupancy Potential
- Abundant On-Site Parking ±20 Spaces with 0.20-Acre Unpaved Lot
- Flexible Commercial Opportunity for a Variety of Retail and Service-Oriented Uses
- Situated on Prominent Commercial Retail Corridor
- Easy Access to Major Thoroughfares – Rt. 340, Bus. Rt. 30, and Rt. 322
- Flexible C-1 Highway Commercial Zoning

SALE PRICE: $540,000





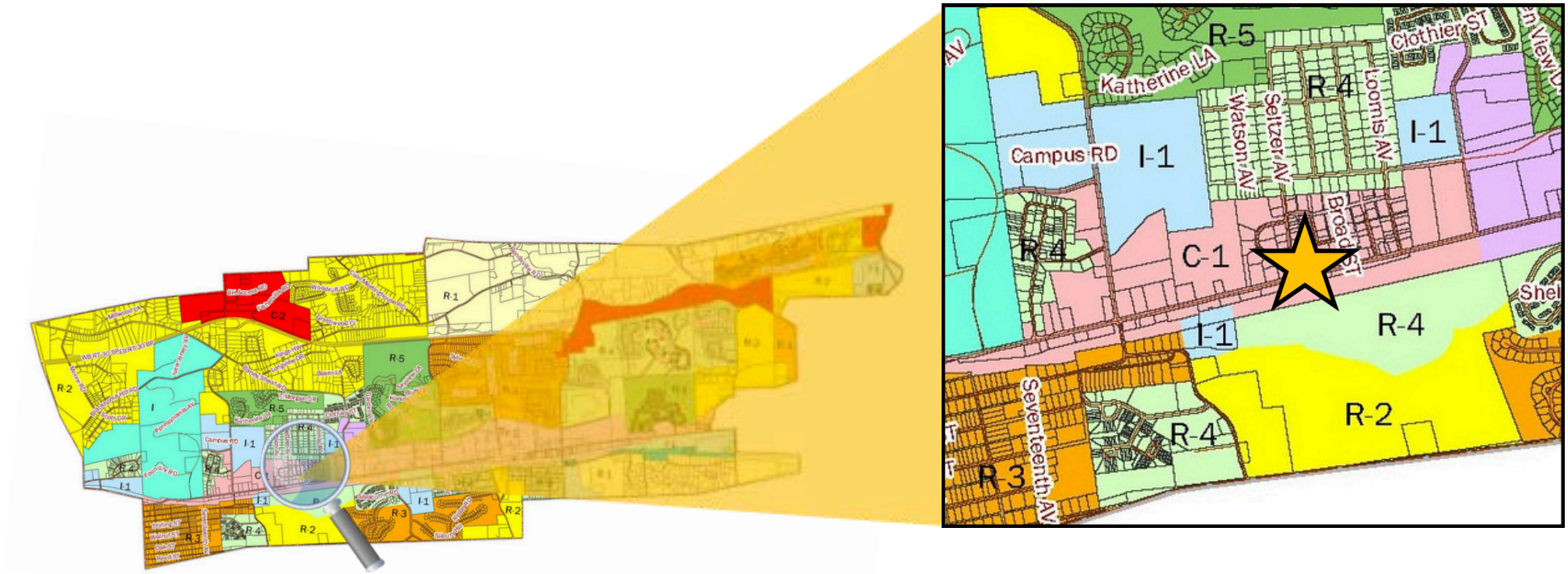


AREA MAP

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ZONING MAP



ZONING: C-1

HIGHWAY COMMERCIAL

**All zoning information should be independently verified with governing municipality

ZONING CODE

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§ 155-27. C-1 Highway Commercial District.

A. Purpose. The C-1 Zoning District generally contains areas which contain high-profile commercial uses located along arterial roadways, which provide opportunities to accommodate pass through traffic within the region. Subdivision and land development activity should be carefully planned and encouraged as infill development. The uses should be served by an arterial road system and by public utilities with sufficient capacities. Redevelopment, revitalization, adaptive reuse and/or innovative development opportunities should be considered to accommodate new business opportunities and to enhance economic development opportunities.

B. Uses by right. The following principal uses and their accessory uses are permitted by right within the C-1 Zoning District, provided that the use is approved by the Zoning Officer; only one principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified within the Code. **[Amended 7-25-2013 by Ord. No. 2013-05]**

(1) Public utilities, subject to § 155-92 of the Code.

(2) Municipal uses, subject to § 155-94 of the Code.

(3) Retail business establishments with 7,500 square feet or less of gross floor area.

(4) Business and professional offices with 7,500 square feet or less of gross floor area.

(5) Medical or dental clinic with 7,500 square feet or less of gross floor area.

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(6) Restaurants with 7,500 square feet or less of gross floor area and without drive-through service lanes.

(7) Taverns and taprooms with 7,500 square feet or less of gross floor area.

(8) Club or lodge with 7,500 square feet or less of gross floor area.

(9) Personal service establishments with 7,500 square feet or less of gross floor area.

(10) Banks and financial establishments with 7,500 square feet or less of gross floor area.

(11) Forestry, subject to § 155-37 of the Code.

(12) Automobile leasing with 7,500 square feet or less of gross floor area. **[Added 6-8-2017 by Ord. No. 2017-01]**

(13) Medical marijuana dispensary with 7,500 square feet or less of gross floor area. **[Added 6-8-2017 by Ord. No. 2017-01]**

C. Uses by conditional use. The following principal uses and their accessory uses are permitted by conditional use within the C-1 Zoning District, provided that a conditional use is granted by the Board of Commissioners; only one principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified within the Code.

(1) (Reserved)[16]

(2) Mixed-use building. **[Amended 10-10-2013 by Ord. No. 2013-07]**

(3) Convenience store or mini market, subject to § 155-69 of the Code.

(4) Child day-care center, subject to § 155-70 of the Code.

(5) Mini malls, subject to § 155-72 of the Code.

(6) Shopping centers and shopping malls, subject to § 155-72 of the Code.

(7) Automobile sales, subject to § 155-73 of the Code.

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(8) Commercial drive-through establishments, subject to § 155-79 of the Code.

(9) Veterinary hospital or animal clinic, subject to § 155-82 of the Code.

(10) Recreational uses, subject to § 155-90 of the Code.

(11) Educational uses, subject to § 155-91 of the Code.

(12) Hospitals or medical centers, subject to § 155-91 of the Code.

(13) Convalescent homes and nursing homes, subject to § 155-91 of the Code.

(14) Governmental uses, subject to § 155-94 of the Code.

(15) Rental business, subject to § 155-95 of the Code.

(16) Retail business establishments with more than 7,500 square feet of gross floor area.

(17) Business and professional offices with more than 7,500 square feet of gross floor area.

(18) Medical or dental clinic with more than 7,500 square feet of gross floor area.

(19) Restaurants with more than 7,500 square feet of gross floor area.

(20) Taverns and taprooms with more than 7,500 square feet of gross floor area.

(21) Club or lodge with more than 7,500 square feet of gross floor area.

(22) Personal service establishments with more than 7,500 square feet of gross floor area.

(23) Banks and financial establishments with more than 7,500 square feet of gross floor area.

(24) Theater or family entertainment complex.

(25) Hotel or motel.

(26) Commercial greenhouse or nursery.

(27) Apartment complex. **[Added 10-10-2013 by Ord. No. 2013-07]**

(28) Automobile leasing with more than 7,500 square feet of gross floor area. **[Added 6-8-2017 by Ord. No. 2017-01]**

(29) Medical marijuana dispensary with 7,500 square feet or less of gross floor area. **[Added 6-8-2017 by Ord. No. 2017-01]**

(30) Massage business. **[Added 11-29-2018 by Ord. No. 2018-10]**

(31) Mini warehouse or self -storage facility, subject to § 155-84 of the Code. **[Added 10-10-2019 by Ord. No. 2019-06]**

D. Uses by special exception. The following principal uses and their accessory uses are permitted by special exception within the C-1 Zoning District, provided that a special exception is granted by the Zoning Hearing Board; only one principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified within the Code.

(1) Adult training or adult day-care uses, subject to § 155-70 of the Code.

(2) Child group day-care home, subject to § 155-70 of the Code.

(3) Automobile service stations, subject to § 155-73 of the Code.

(4) Church or religious uses, subject to § 155-91 of the Code.

(5) Funeral homes.

(6) Wagering and gambling establishment.

E. Utility and dimensional requirements. Matrix Chart 7[17] provides the basic utility and dimensional requirements for all permitted uses within the C-1 Zoning District. Unless otherwise specified within the Code, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 7, the provisions contained within the text shall prevail.

F. Accessory uses and structures. Accessory uses and/or structures to the permitted uses of the C-1 Zoning District shall be permitted, provided they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a

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permit, subdivision, land development, special exception, conditional use or other approval requirements; and/or they comply with all other supplemental development and design requirements specified within the Code.

G. Subdivision and land development requirements. Where required to comply with the provisions of the Caln Township Code, a subdivision plan and/or land development plan shall be submitted to Caln Township for review and consideration prior to the issuance of a building permit for any permitted use within the C-1 Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions of Chapters 137 and 155 of the Code.

H. Off-street parking and loading. Where applicable, all permitted uses within the C-1 District shall comply with the off-street parking and loading requirements specified under Article X of this chapter.

I. Signs. Where applicable, all permitted uses within the C-1 District shall comply with the requirements for signs, as specified under Article XI of this chapter.

J. Supplemental regulations. Where applicable, all sections of this chapter shall apply as supplementary regulations and specifications for permitted uses within the C-1 Zoning District.

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REGIONAL MAP



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