



13,500 SF FLEX BUILDING WITH LAYDOWN YARD



1470 LINDEN AVE | SHARON HILL, PA 19079



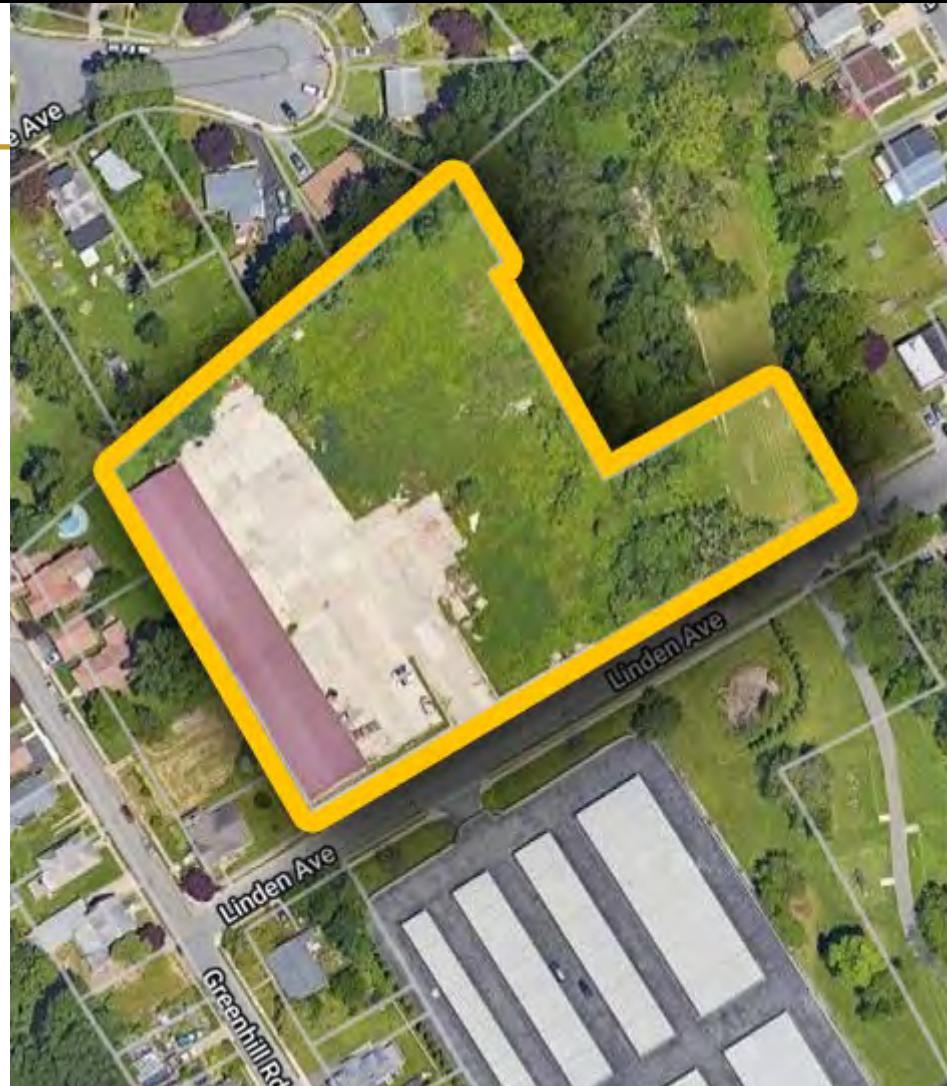
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535 N. Church Street, West Chester, PA 19380

PROPERTY HIGHLIGHTS

- Large Flex Building Complex with Laydown Yard
- +/-2.45 Acres
- 1 Flex Building = 13,500 SF
- Flexible SF Configuration
- 9 Drive-In-Doors (12'x14')
- Separately Metered Electric Service
- Clear Span Construction
- Tractor Trailer Parking and Laydown Yard Space
- Expansion Potential On-Site

SALE PRICE: \$1,700,000



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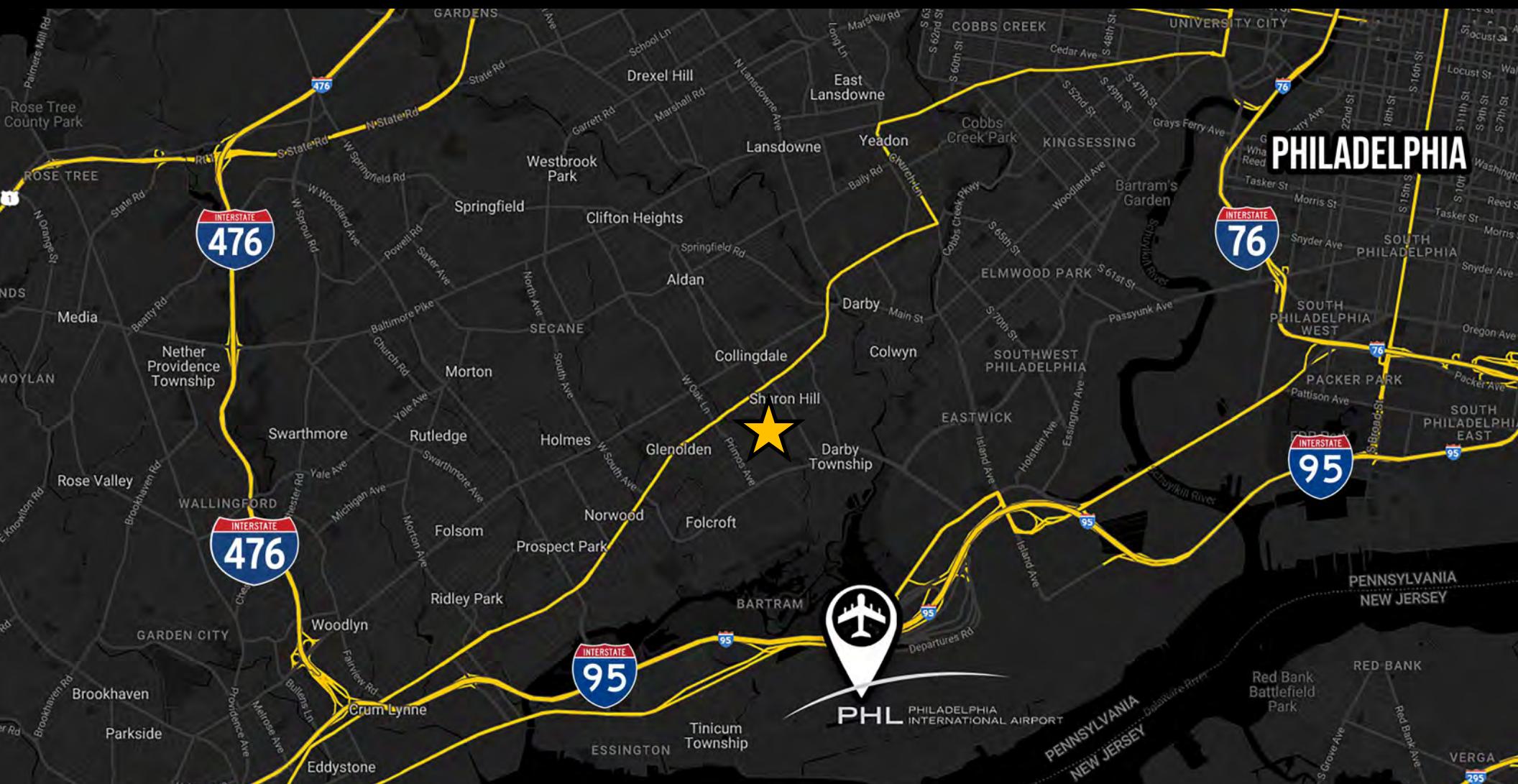


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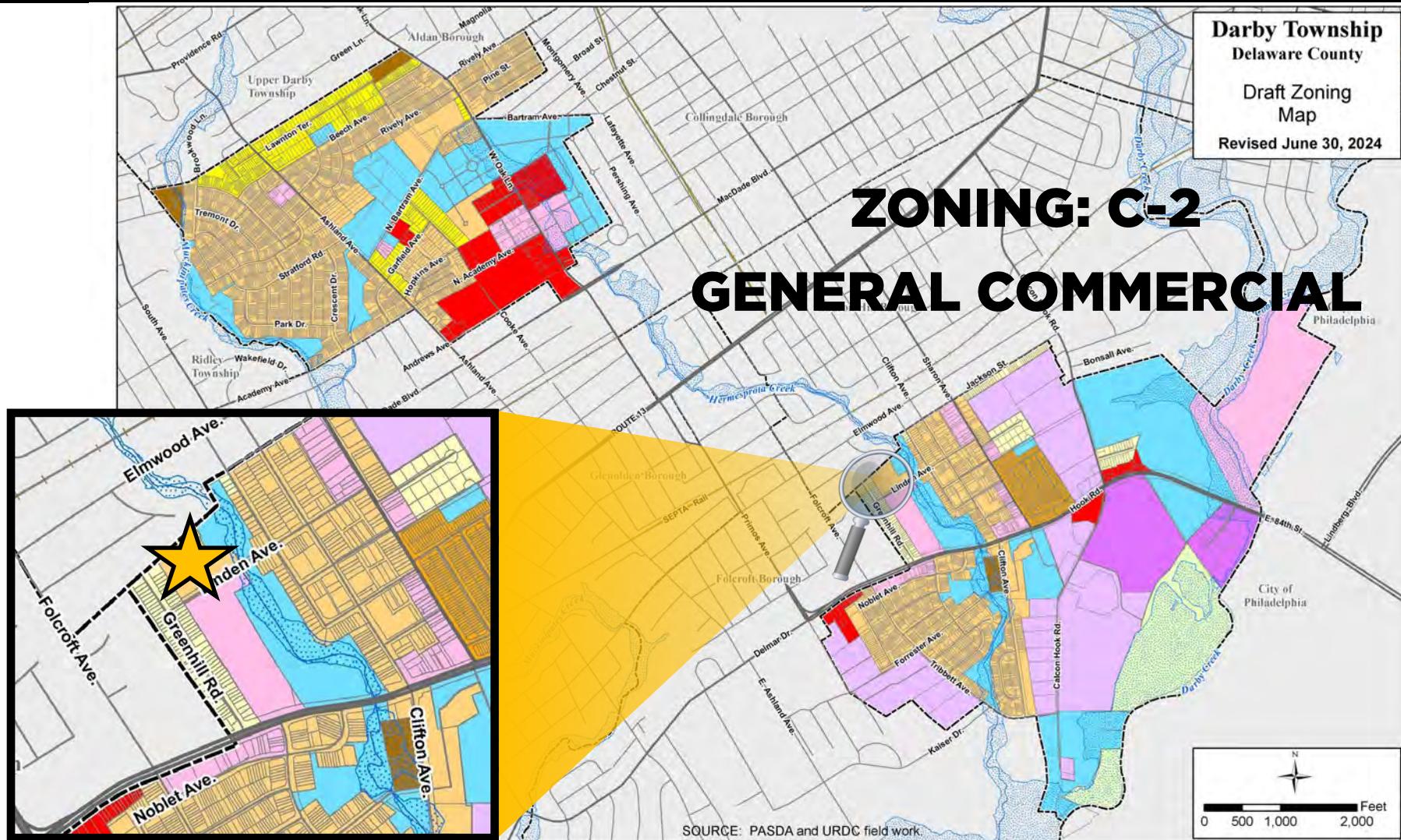
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**All zoning information should be independently verified with governing municipality



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§ 27-902. General Commercial Districts. [Ord. 670, 12/12/2007]

1. The purpose of this section is to make provisions in appropriate locations for general business activities having a Township-wide or larger trading area.

2. Use Regulations.

A. Primary Uses Permitted by Right.

- (1) Retail store.
- (2) Office.
- (3) Bank, savings and loan, or similar financial institutions.
- (4) Artist or craft studio. No more than 1,000 square feet.
- (5) Schools such as martial arts, dance or similar.
- (6) Personal service shops.
- (7) Shop for the repair of jewelry, watches, home appliances, bicycles.
- (8) Printing shops not exceeding 1,000 square feet of floor area.
- (9) Restaurants, taverns, and catering establishments.
- (10) Indoor theatre.
- (11) Business or trade school.
- (12) Funeral home.
- (13) Physical fitness and weight-control salon.
- (14) Gas service station providing only sale of gasoline and petroleum products and performing state inspection and related minor repairs (three service bays or less); body work and painting of automobiles is prohibited.
- (15) Hotels, motels, tourist homes.
- (16) Shopping centers.
- (17) Township use.
- (18) Commercial parking lot.
- (19) Car wash.

B. Accessory Uses Permitted by Right.

- (1) Storage and warehousing of goods and supplies associated with a primary use at the same location, provided that said warehousing and storage shall be conducted entirely within an enclosed structure or screened in such a way that it is not visible from the exterior of the property.
- (2) Accessory uses customarily incidental to any of the above permitted uses.

§ 27-902

C. Uses Permitted by Special Exception.

- (1) Office of a veterinarian, veterinary hospital, animal grooming establishment and animal boarding home.
- (2) New motor vehicle sales agency, provided that repair, lubrication, painting and washing of vehicles shall be done within an enclosed structure.
- (3) Used car sales with sales office only. No repair facilities.
- (4) Lodge halls, clubhouses, and public or private auditoriums.
- (5) Drive-in banks, provided that stacking lines for five automobiles are provided for each teller window.
- (6) Similar uses of the same general character as those specifically permitted in C-1 Commercial Districts.

3. Area and Bulk Standards.

Minimum Lot Area	10,000 square feet
Minimum Lot Width	80 feet
Minimum Frontage	80 feet
Minimum Front Yard Setback	5 feet
Minimum Side Yard Setback	10 feet minimum; aggregate of 35 feet; 25 feet if side yard includes a driveway
Minimum Rear Yard Setback	45 feet
Maximum Building Coverage	35%
Maximum Impervious Coverage	85%
Maximum Height	40 feet
Minimum Number of Off-Street Parking Spaces	

4. Off-Street Parking and Loading.

5. Signs.

6. Performance and Design Standards.

7. General Regulations.

§ 27-902



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BRINGING EXPERIENCE, PROFESSIONALISM, AND INTEGRITY
TO COMMERCIAL REAL ESTATE BROKERAGE

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