



# WEST CHESTER MEDICAL OFFICE INVESTMENT OR USER-BUYER OPPORTUNITY



419 N. FRANKLIN STREET | WEST CHESTER, PA 19380

# Property HIGHLIGHTS

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- 4,600 SF Medical Building on 0.51 Acres in West Chester Borough
  - 3,000 SF First Floor With 1,600 SF Unfinished Second Floor
  - Flexibility For Owner-User Or Investor
  - Three (3) In-Place Medical Tenants
  - 2 Fully ADA-Compliant Entrances
  - Potential 2-Unit Apartment Conversion On Second Floor
  - 19-Car Parking Lot On-Site
  - Facing Marshall Square Park
  - Two Blocks from Chester County Hospital
  - Highly Visible Corner With Great Signage Opportunity
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**SALE PRICE:**  
**\$925,000**



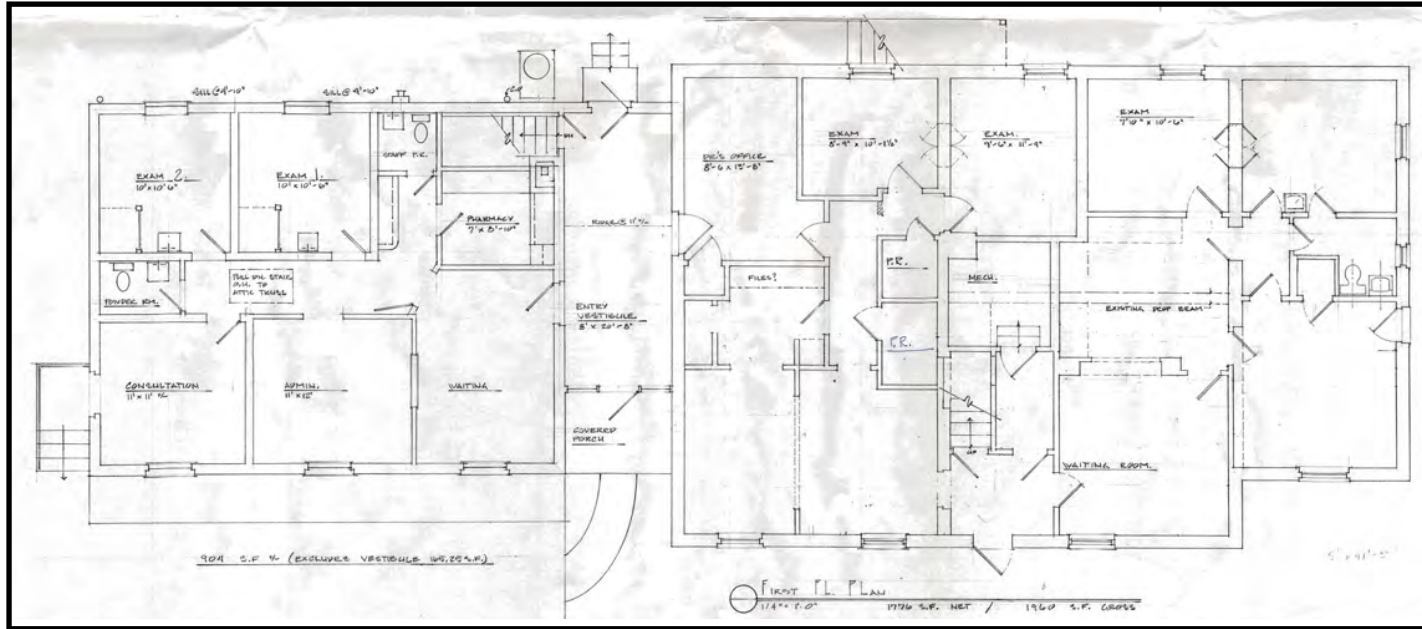
# Property PHOTOS



# Property **OVERHEAD**



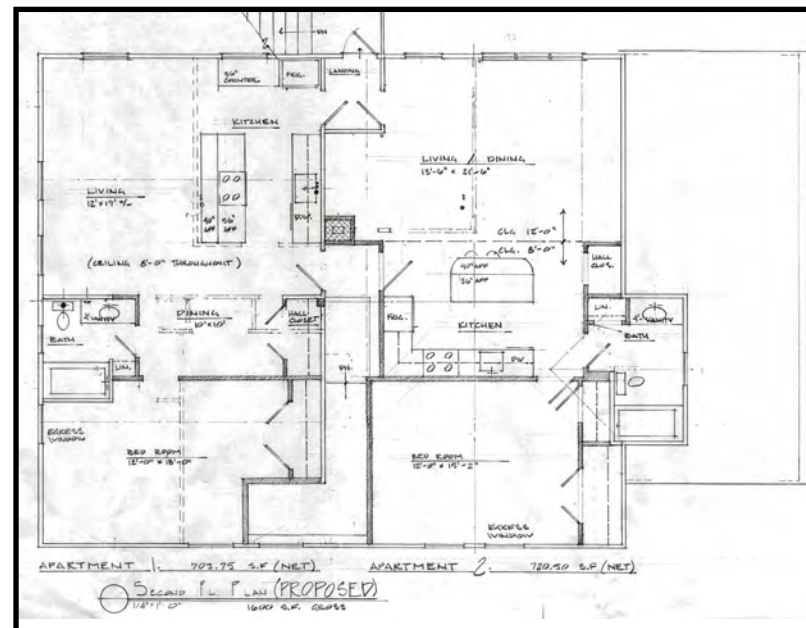
# Property FLOOR PLANS



## FIRST FLOOR

3,000 SF

3 Medical Tenants



## SECOND FLOOR

1,600 SF

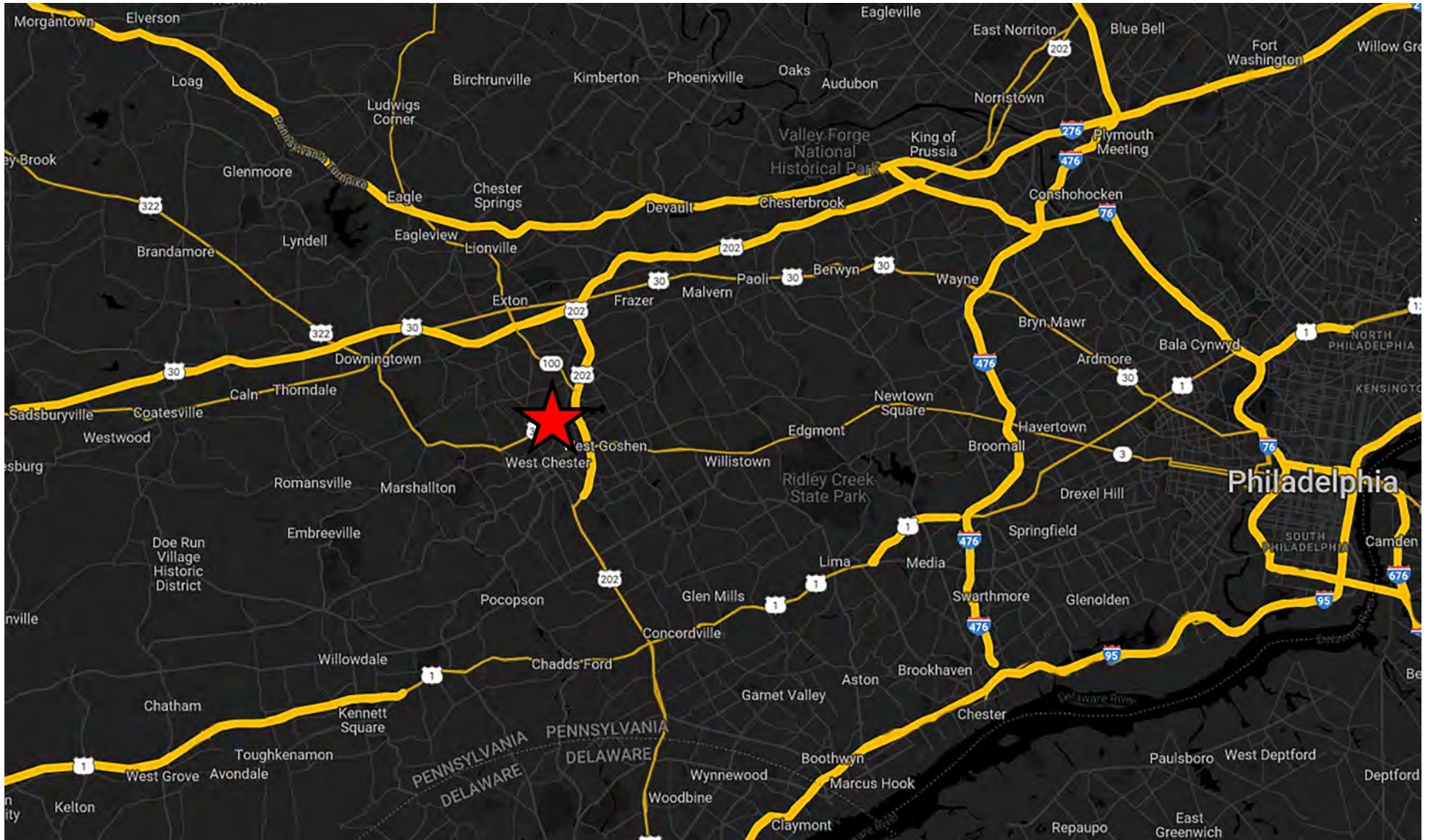
(Unfinished)

Downtown

# WEST CHESTER



# Regional MAP





# West Chester

pennsylvania

West Chester is the historic county seat and a vibrant part of the Brandywine River Valley.

With more than 60 shops and 65 restaurants, West Chester can keep you busy for an entire day. Enjoy historic walking tours at your leisure.

West Chester was named to the top ten "Best Small Town Downtowns in the United States" by Bert Sperling and Peter Stander, authors of Best Places to Raise a Family.

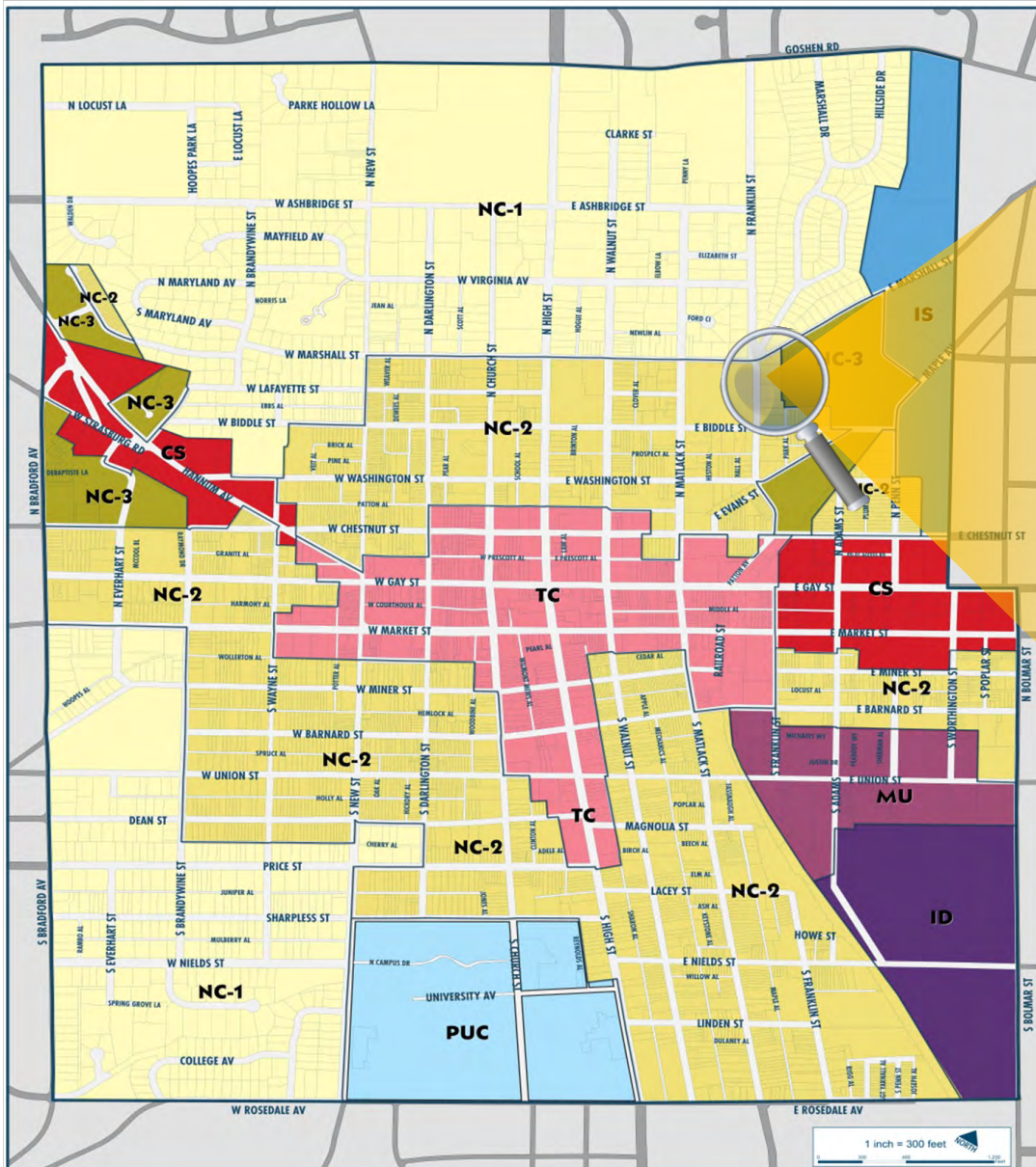
Hosting over 100 events annually, West Chester brings thousands of visitors and residents to the area on a regular basis.



@westchesterviews

# ZONING MAP

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



**ZONING: NC-2**

NEIGHBORHOOD

CONSERVATION 2

# ZONING INFORMATION

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## § 112-307. NC-2 Neighborhood Conservation District.

The NC-2 District is designed to encompass the moderate- to high-density neighborhoods of the Borough, which comprise mixed types of residences, including single-family and two-family detached, single-family and two-family semidetached and single-family attached. District includes areas that are essentially built out and the primary development objective is to maintain the existing neighborhood qualities and streetscape characteristics. Existing development patterns and densities shall be used as a guide to regulate new development.

- A. Uses: See § 112-304, Permitted uses. Only one principal use is permitted.
- B. Dimensional requirements.

Residential Uses	
Lot Area, minimum per dwelling unit	Median value of lots on the block face
Lot width, minimum	
Detached	40 feet
Semidetached	30 feet
Attached	20 feet
Build-to line/front yard	Match existing adjacent setbacks
Side yard, minimum	Existing adjacent, 10 feet minimum
Accessory structures	5 feet
Rear yard, minimum	20 feet
Accessory structures	5 feet
Height, maximum	35 feet
Impervious coverage	
Lots over 5,000 square feet	50% maximum
Lots between 5,000 square feet and 4,000 square feet	70% maximum
Lots less than 4,000 square feet	80% maximum
Building coverage:	
Lots over 5,000 square feet	35% maximum
Lots between 5,000 square feet and 4,000 square feet	45% maximum
Lots less than 4,000 square feet	45% maximum



# CONTACT US

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