PILLAR
REAL ESTATE ADVISORS

FOR SALE | 10,800 SF PROMINENT COMMERCIAL PROPERTY



1242 WEST CHESTER PIKE | WEST CHESTER, PA

PROPERTY HIGHLIGHTS

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- ±10,800 SF Fully Leased Multi-Tenant Office Building
- Excellent Visibility / Signage Opportunity on West Chester Pike in West Chester
- Established Rental Income with Future Owner-Occupancy Potential
- Modernized Interior with Recent Updates Throughout
- Flexible Multi-Story Configuration
- Abundant On-Site Parking within a Professionally Managed Lot
- Well-Suited for a Variety of Professional and Service-Oriented Uses
- Situated on Prominent Commercial Corridor
- Easy Access to Major Thoroughfares: US Rt. 202, Rt. 352 & Rt. 3
- ±27,000 AADT





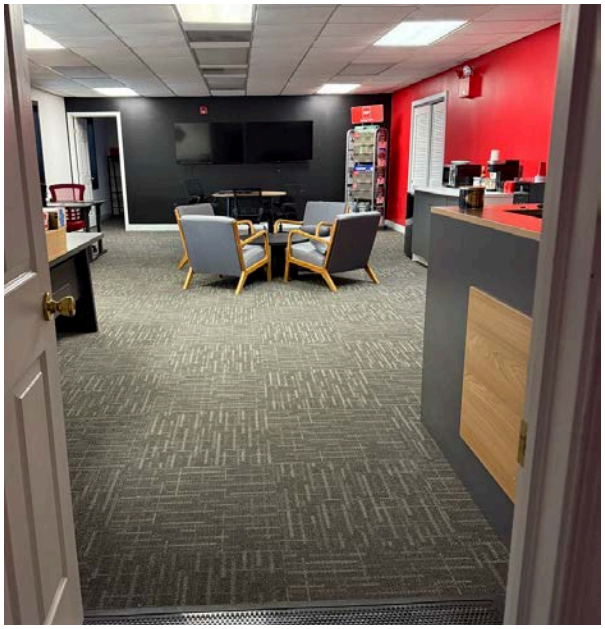
SALE PRICE: $1,725,000

PROPERTY OVERHEAD















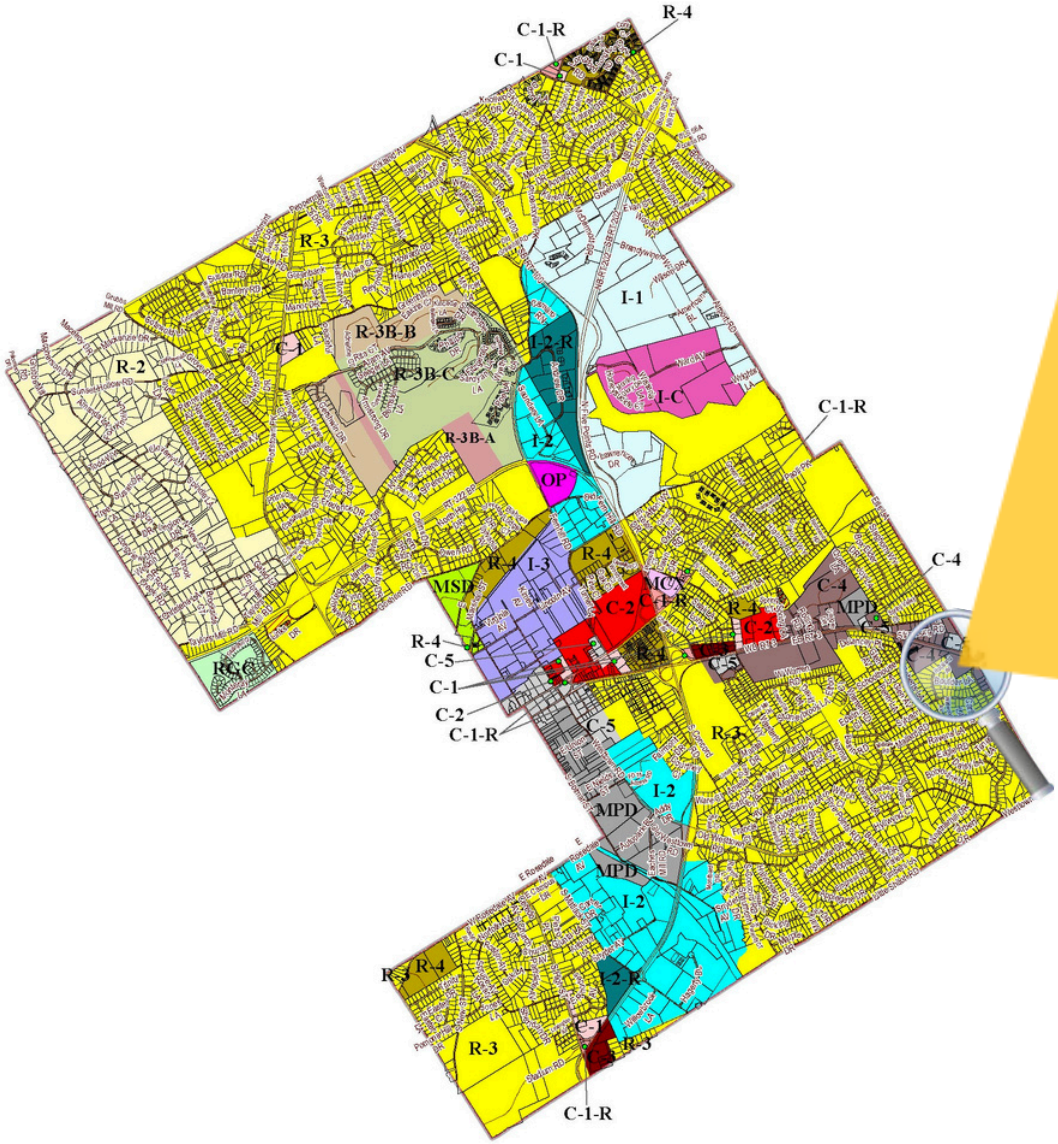
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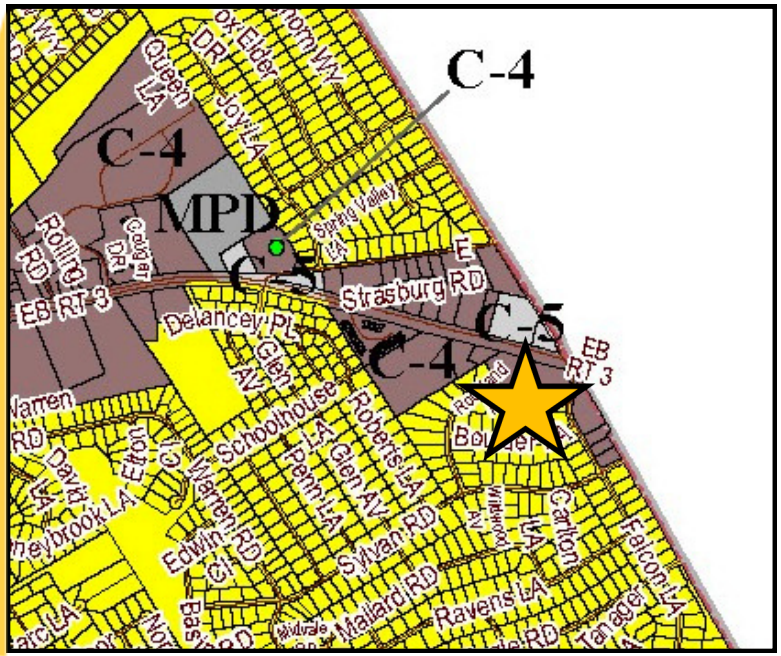
REGIONAL MAP



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ZONING MAP





ZONING: C-4

SPECIAL LIMITED BUSINESS AND APARTMENT

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

ZONING CODE

PILLAR
REAL ESTATE ADVISORS

Chapter 84. Zoning

Article IX. C-4 Special Limited Business and Apartment District

§ 84-28. Use regulations.

[Amended 6-13-1973 by Ord. No. 3-1973; 4-10-1978 by Ord. No. 3-1978; 5-14-1985 by Ord. No. 6-1985; 10-14-1986 by Ord. No. 13-1986; 1-23-1993 by Ord. No. 1-1993; 10-25-1994 by Ord. No. 3-1994; 8-22-1995 by Ord. No. 5-1995; 5-9-2001 by Ord. No. 6-2001; 9-25-2002 by Ord. No. 11-2002; 4-9-2003 by Ord. No. 5-2003; 8-10-2005 by Ord. No. 7-2005; 6-28-2006 by Ord. No. 8-2006; 1-24-2007 by Ord. No. 4-2007; 12-10-2008 by Ord. No. 10-2008; 11-14-2012 by Ord. No. 08-2012; 6-12-2013 by Ord. No. 03-2013; 2-11-2015 by Ord. No. 1-2015; 5-13-2015 by Ord. No. 4-2015(A); 4-12-2017 by Ord. No. 1-2017; 6-18-2019 by Ord. No. 6-2019; 8-17-2021 by Ord. No. 12-2021; 12-7-2021 by Ord. No. 14-2021; 9-16-2025 by Ord. No. 8-2025]

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

A. Office building, banks.

B. Laboratory or research facilities.

C. Wholesale sales, storage or distribution.

D. Church.

E. Learning center.

F. Nursing homes.

G. Hospitals, medical clinics.

H. Athletic club; private club, provided that it does not offer entertainment that would constitute a sexually oriented business.

I. Apartment buildings.

J. Standard restaurant, fast-food restaurant, drive-through restaurant, microbrewery, brewery pub and limited distillery.

K. Motel.

L. Multifamily dwellings, exclusive of apartments, in accordance with the area and bulk regulations and design standards of § **84-16C** and the design standards of § **84-17B**.

M. Forestry, subject to the standards in § **84-57.8**.

N. Accessory uses to the aforementioned permitted uses, including outdoor dining as an accessory use to a restaurant subject to the conditions in § **84-57.11** and a home-related business as an accessory use to an existing lawful nonconforming single-family detached dwelling.

O. Personal service.

P. (Reserved)

Q. The following uses shall be permitted as a conditional use when authorized by the Board of Supervisors. In allowing a conditional use, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this Zoning Chapter, as it may deem necessary to implement the purposes of the MPC and this Zoning Chapter.

(1) Child day-care center, subject to the regulations of §§ **84-29**, **84-30**, **84-31** and **84-31.1**.

(2) The educational uses specified in § **84-57.10** of this chapter, subject to the regulations specified in § **84-57.10** of this chapter.

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