



34

S. Main Street
Phoenixville, PA

RARE OPPORTUNITY TO PURCHASE IN DOWNTOWN PHOENIXVILLE

- Three story mixed-used property plus a basement
- 16,016 square feet not including the basement
- Corner location with two road frontages (*S. Main Street and Church Street*)
- Located in Phoenixville Borough
- Zoning TC-Town Center
- Asking Price: \$1,450,000
- Walking distance to The Colonial Theatre and the Schuylkill River Trail
- Surrounded by Downtown Phoenixville and Bridge Street's multitude amenities including, but not limited to:
 - Great American Pub
 - Iron Hill Restaurant/Brewery
 - Molly Maguire's
 - Bistro on Bridge
 - Steel City Brewery
 - Root Down Brewing Company
 - Black Lab Bistro
 - Vecchia Pizzeria
 - Pickering Creek Inn
 - Los Mariachis
 - Stable 12 Brewing
 - Sips Bistro & Bar
 - Nudy's Cafe

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