



# 2,200 SF OFFICE BUILDING

FOR SALE OR LEASE IN CHESTER SPRINGS



1570 CONESTOGA ROAD & 880 KIMBERTON ROAD | CHESTER SPRINGS, PA



**PILLAR REAL ESTATE ADVISORS**

P: 484-887-8202 | [www.PillarRealEstateAdvisors.com](http://www.PillarRealEstateAdvisors.com)

535 N. Church Street, West Chester, PA 19380

## PROPERTY HIGHLIGHTS

- Signature 2,200 SF Office Building
- Corner Location at Rt 113 and Rt 401 in Chester Springs, PA
- Great Signage
- High Visibility
- Cedar Roof

**SALE PRICE: \$549,000**

**LEASE PRICE: \$18/SF + UTILITIES**



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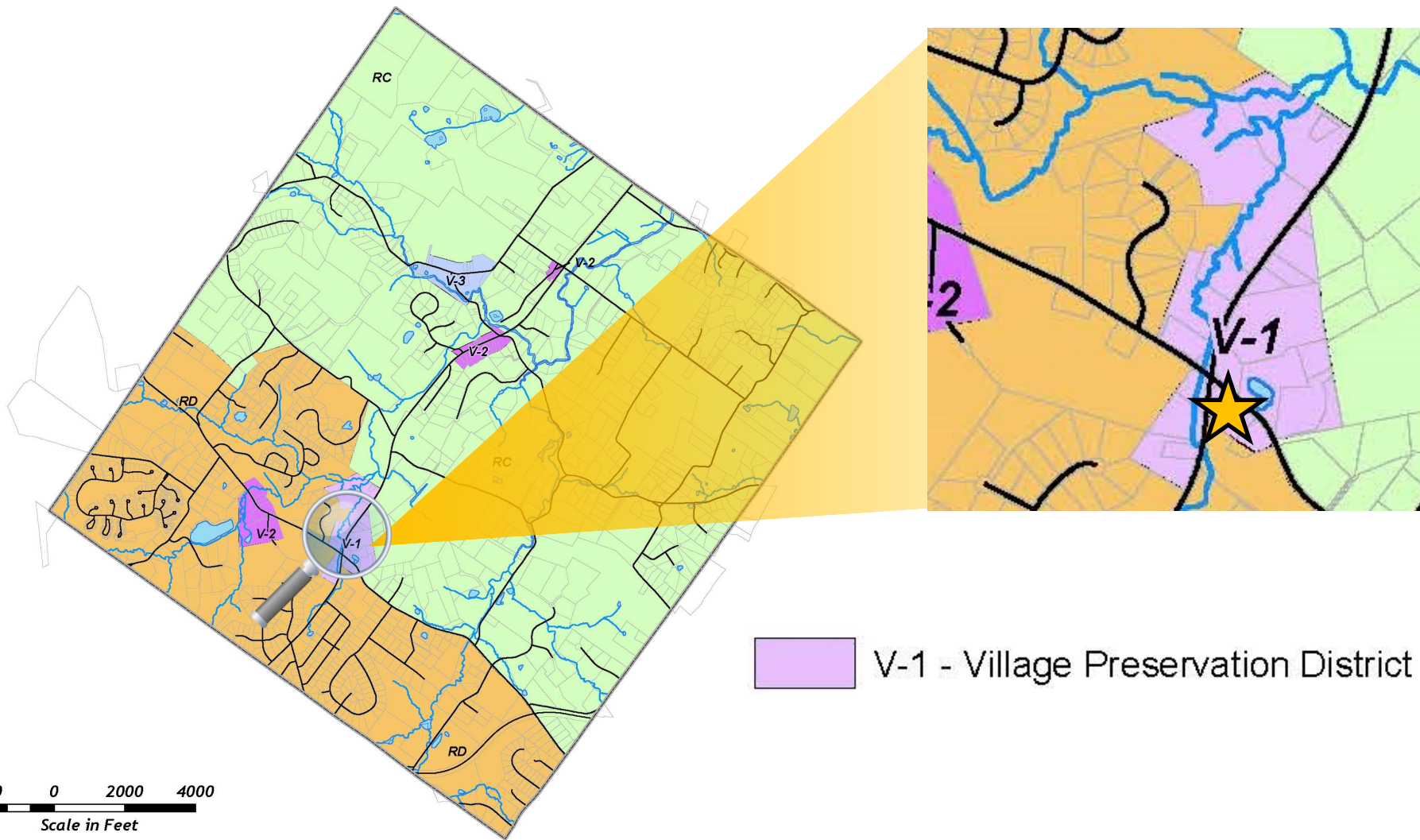


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\*\*All zoning information should be independently verified with governing municipality



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## SECTION 602. USE REGULATIONS

### A. V- 1 Village Preservation District

#### 1. Uses Permitted By-Right

- a. Professional, business, or administrative office or studio.
- b. Banking or other financial institution without drive-through, outside walkup ATM, or other outside service.
- c. Retail store or retail services including the sale of food for consumption on premises where no more than twenty (20) seats are provided for such purpose, and without any drive-through, outside walk-up, or other outside service. Retail development may include multiple individual uses in a single development,
- d. Personal service shop such as barber shop, beautician, or dry cleaning establishment.
- e. Catering Facility.
- f. Commercial day care, subject to the provisions of Section 1014.
- g. Municipal uses.

Article VI – Village Preservation Districts West Pikeland Zoning Ordinance

VI-2 April 25, 2005

- h. Home occupation, subject to the provisions of Section 1017.
- i. Bed and Breakfast, subject to the provisions of Section 1008.
- j. Municipal communications tower and the installation and operation of communications equipment located and operated on, or partly on and partly adjacent to, any municipal communications tower, subject to the provisions of Section 1011.
- k. Temporary structure or use, subject to the provisions of Section 1028.
- l. Timber harvesting activities, subject to the provisions of Section 802,

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### PILLAR REAL ESTATE ADVISORS

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

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