



HIGH END FULLY RENOVATED FLEX INDUSTRIAL BUILDING

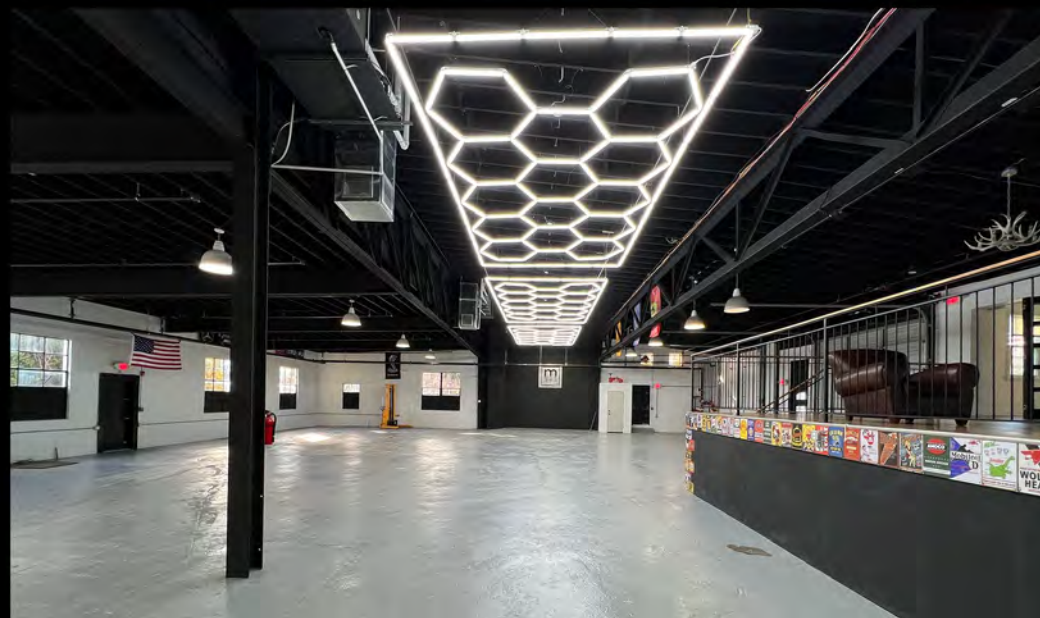
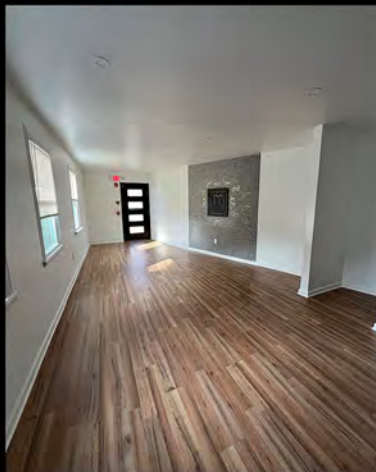
244 EAST EVANS STREET, WEST CHESTER, PA



PROPERTY HIGHLIGHTS

- State of the art Fully Renovated 6,000 SF Industrial/ Flex Building
- Downtown West Chester Borough location
- Two (2) 12'x12' Drive-In Doors
- Brand new HVAC system Entire Building fully temperature controlled
- 500 SF Updated Office with Powder Room
- Newly Constructed Lounge area with kitchenette
- New LED Lighting throughout
- All new electrical/plumbing
- Fully Sprinklered throughout (installed 2023)
- Re-surfaced concrete flooring interior and exterior driveway
- Freshly painted throughout
- Abundant Natural Light
- Exterior Parking for 8 Vehicles
- Excellent Signage Opportunity

SALE PRICE : \$1,275,000



PROPERTY OUTLINE



EAST EVANS

NORTH FRANKLIN

EAST CHESTNUT

MEET THE NEIGHBORS





West Chester

p e n n s y l v a n i a

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.

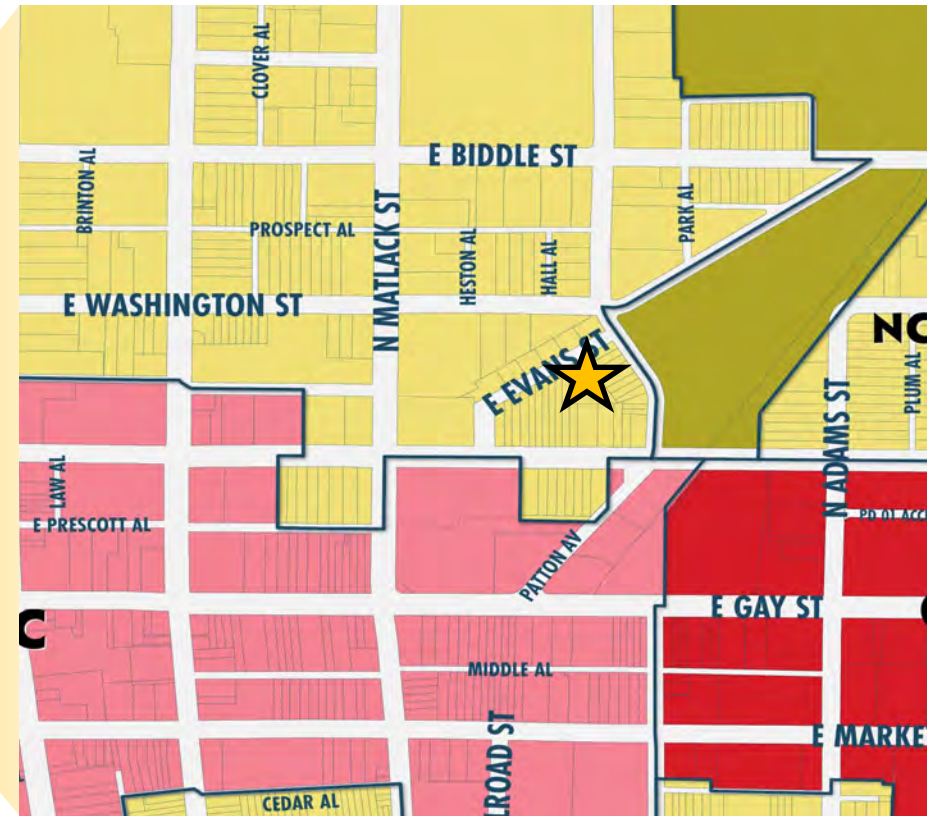
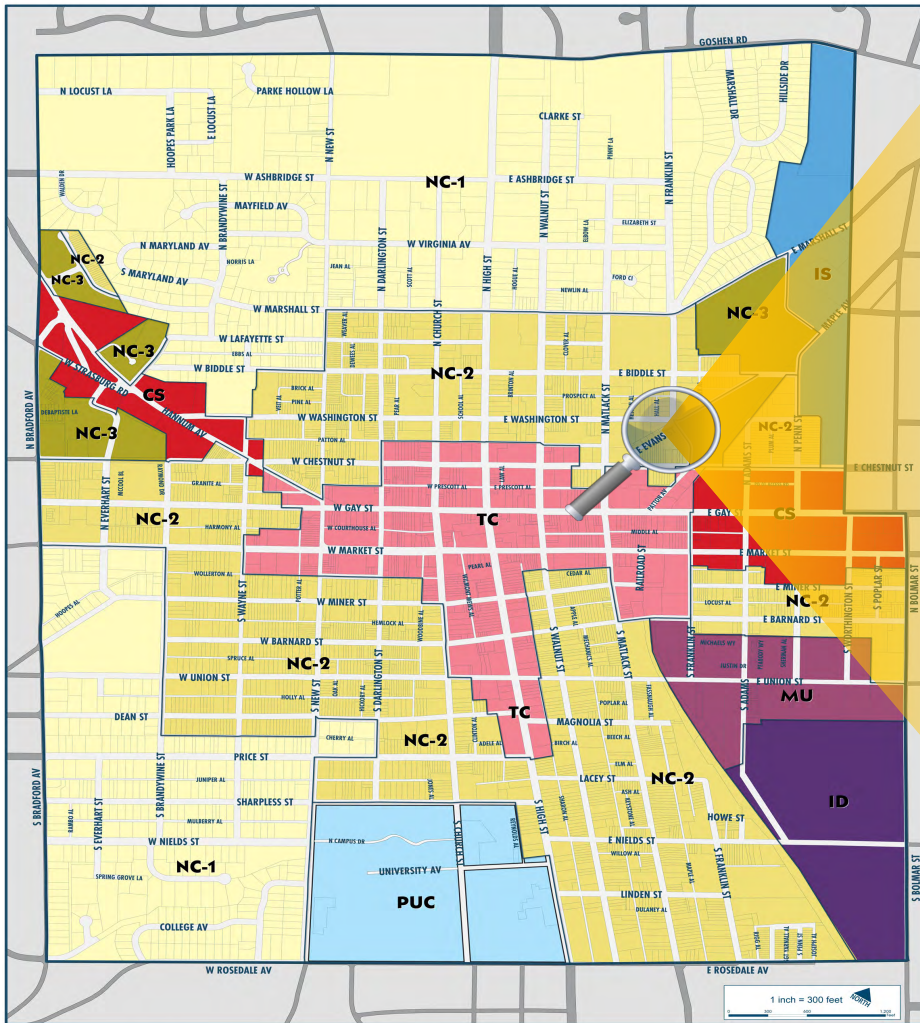
Hosting over 100 events annually, West Chester brings thousands of visitors and residents to the area on a regular basis.



@westchesterviews



ZONING MAP WEST CHESTER BOROUGH



LEGEND

| | | | | | |
|-------------|-----------------------------|-----------|--------------------|------------|---------------------------|
| NC-1 | NEIGHBORHOOD CONSERVATION 1 | MU | MIXED USE | IS | INSTITUTIONAL |
| NC-2 | NEIGHBORHOOD CONSERVATION 2 | TC | TOWN CENTER | PUC | PLANNED UNIVERSITY CAMPUS |
| NC-3 | NEIGHBORHOOD CONSERVATION 3 | CS | COMMERCIAL SERVICE | ID | INDUSTRIAL |

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




CONTACT US

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