



HISTORIC  
OFFICE BUILDING  
5,100 SF | .32 ACRES  
**FOR SALE**



320 NORTH CHURCH STREET  
WEST CHESTER, PA

# PROPERTY HIGHLIGHTS

- Former Headquarters of the Swedenborg Foundation
- 5,100 SF West Chester Borough Office Building
- Onsite and Private Parking Lot for +/- 12 cars
- Historic Building with Unique Finishes and Aesthetics
- Full Basement for Additional Storage
- High Visibility Location/Presence on Church Street
- Walking Distance to Chester County Courthouse, West Chester University, and All Retail/Restaurants in West Chester Borough
- Potential Multifamily/Residential conversion
- NC-2 Zoning West Chester Borough

**SALE PRICE: \$1,175,000**



**BIDDLE STREET**

**CHURCH STREET**



# HISTORY OF THE PROPERTY



1773

This property was built between 1760 and 1773. Originally located in the middle of what is now Church Street. The building was moved 60 feet to the west in 1855 where it sits today.



1856



1940

The building was later acquired by the West Chester School District in 1935 and underwent a series of construction updates that removed some of the Victorian flourishes and added Colonial Revival features.



2011

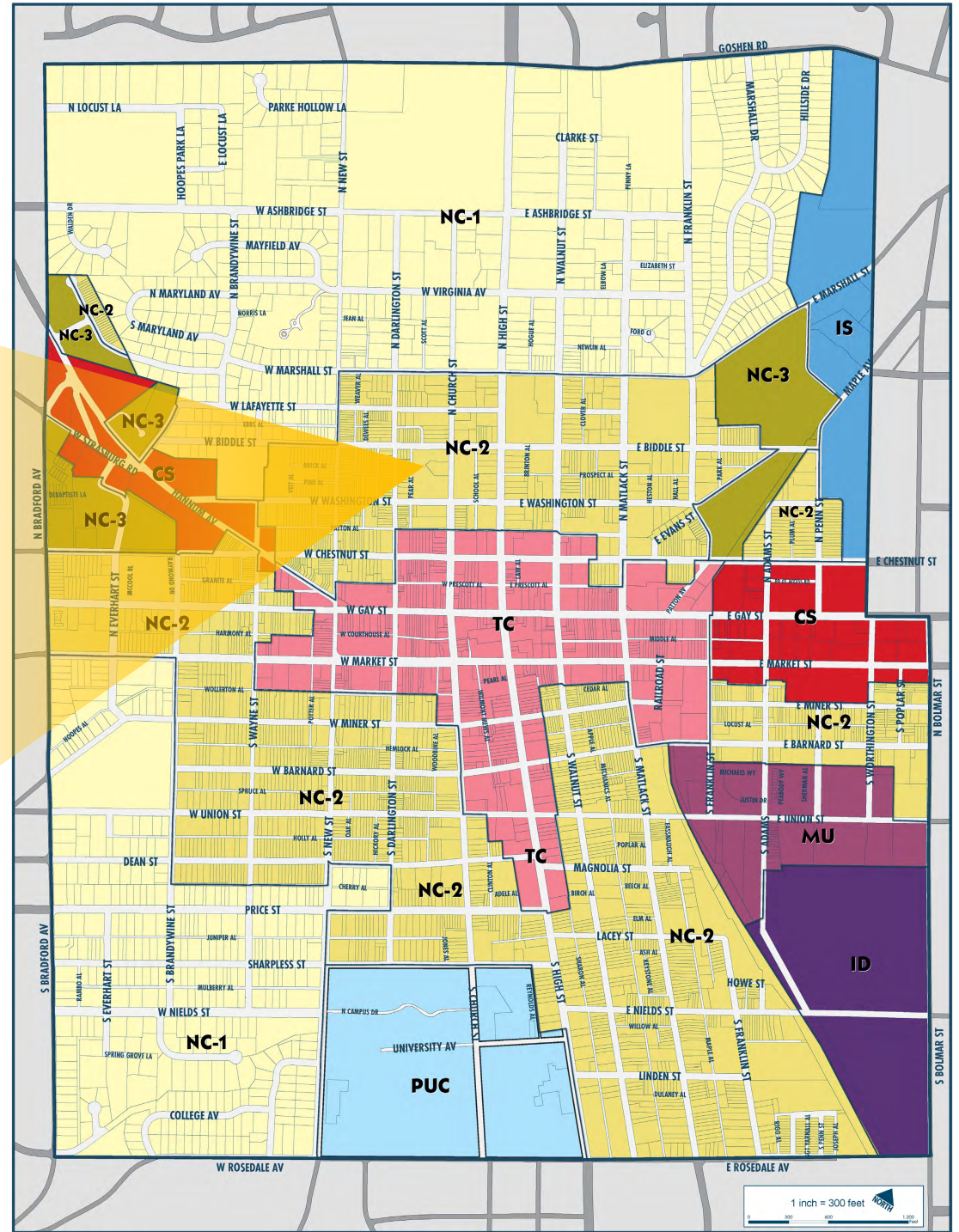
In 2003, the Swedenborg Foundation purchased the the property. In 2016 they engaged Frens and Frens Architects to restore the damaged brick exterior. Paul's Pointing was then engaged to remove the cement-based mortar and deteriorated bricks, restore the stone foundation and brickwork, and preserve the masonry with a vapor-permeable protective coating.



2023

# ZONING MAP

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



## LEGEND

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



# WEST CHESTER

*Pennsylvania*

West Chester, located in southeastern Pennsylvania, is a thriving borough that offers the perfect blend of historic charm and modern amenities. With a population of approximately 19,000, West Chester boasts a vibrant downtown area that features numerous shops, restaurants, and cultural attractions.

One of the town's main attractions is its beautiful courthouse, which was built in 1846 and still serves as the center of Chester County's government. Visitors can explore the historic building and grounds, or attend one of the many events and festivals that take place there throughout the year. West Chester is also home to a number of cultural institutions, including the Chester County Historical Society and the Uptown! Knauer Performing Arts Center, which hosts a variety of theater, music, and dance performances.

Overall, West Chester is a vibrant and dynamic community that offers something for everyone. With its historic architecture, lively downtown, and beautiful natural surroundings, it's no wonder that it has become such a popular destination for tourists and residents alike.



**FOR MORE INFORMATION CONTACT**

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