

For Sale: 12, 14 & 20 Old Forge Road

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Property Summary:

Address: 12, 14 & 20 Old Forge Road

Municipality: West Nottingham Township

County: Chester County, PA

Zoning: VCTR – Village Center

Total Acreage: 7.55 acres (combined)

Total Annual Taxes: \$22,457 (combined)

Tax Parcels: 68-02-0086, 68-02-0086.01, 68-02-0089

Current Rental Income: \$5,250/month (RES house & Storage space)

This property is approximately 2 miles north of the PA/MD line. Situated ½ mile from Route 1 and approximately 25 miles from I-95.

12 Old Forge Road

Acreage: 0.55 acres

Use: Residential

Improvement: Single-family detached colonial dwelling

Building Area:

- 1st Floor: 1,140 sq. ft.
- 2nd Floor: 880 sq. ft.
- Total Living Area: 2,020 sq. ft.
- Basement: 1,140 sq. ft. (100% full)

14 Old Forge Road

Acreage: 4.1 acres

Use: Multi-tenant industrial

Improvements:

- Main Building: Two-story and part one-story industrial structure/warehouse
 - 1st Floor: 18,583 sq. ft.
 - 2nd Floor: 7,285 sq. ft.
 - Total Area: 25,868 sq. ft.
- Additional Structures:
 - Detached 2+ car garage: 1,012 sq. ft.
 - Small storage building: 512 sq. ft.

20 Old Forge Road

Acreage: 2.9 acres

Use: Vacant land

Improvements: None

Utilities: On site water and septic

Asking Price: \$1,700,000

Property Details:

12 Old Forge Residence (Residential Dwelling)

Age & Style: ~104-year-old, two-story colonial frame house with partial one-story sections.

Exterior: Old siding/frame, asphalt shingle roof, mixed original and replacement windows, aluminum gutters/downspouts.

Interior Layout:

- First Floor: Living room, dining room, den, eat-in kitchen, laundry area in heated porch.

- Second Floor: 3 bedrooms, 1 bath, small storage room, access to unfinished attic.

Basement: Full, unfinished, exterior access only, block foundation with concrete floor.

Systems: Old gas hot water furnace (end-of-life), 50-gal electric water heater, 200 amp electric panel.

Condition: Rated fair to average. Functionally adequate, no obsolescence noted.

Occupancy: Leased; current rent \$2,000/month. Subleased to long-term resident.

14 Old Forge Business Building (Industrial/Commercial)

Age & Use: ~74 years old; large detached industrial building with 1- and 2-story sections.

Construction: Concrete block and partial vinyl siding, mix of asphalt shingle, metal, and composite roofs. New Roof installed in 2024 on most of the building.

Tenancy: Two tenants:

- Second floor storage area (approx. 3,000sqft) – current rent \$3,250/month

- Pallet business (southside wing) – current owner occupant

First Floor:

- Industrial space: 11'–12' ceiling height; ~25' in pallet business section.

- Floors: Concrete.

- Heat: None operational (natural gas available in the building)

Second Floor (Office):

- Carpet, drywall/panel walls, tile ceilings, 8'–9' ceilings.

- Layout: 7 private offices, conference room, kitchenette, lounge, 2 restrooms.

- New Heat and Air Conditioning

Electrical: Three-phase, 600 amp service with multiple panels.

Condition: Fair to average, per inspection.

Site Improvements:

- Loading docks with overhead doors (7 total; 4 currently open and used; 3 have fixed trailer coolers

- Paved and blacktop parking/service yards

Garage Structures

Front Garage: One-story, 2+ car block building with metal roof, two 9' x 7' overhead doors.

Rear Garage: Shallow, block masonry structure (~16' deep), storage use only.
Condition: Both rated average.

Notable Observations

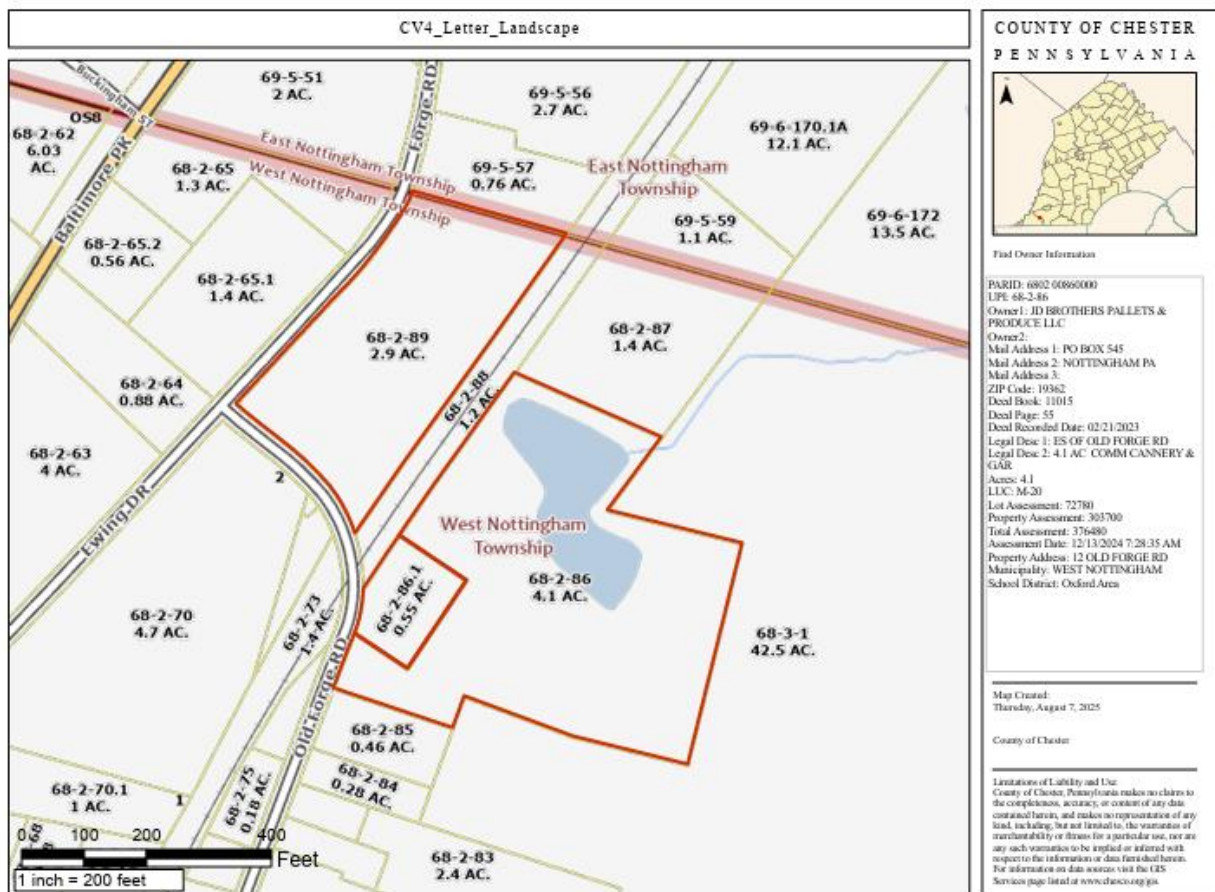
Mechanical Systems: Multiple older, non-functioning systems (heating unit for industrial building, residential furnace near end of life).

Deferred Maintenance: Age and condition warrant capital improvements, especially for HVAC.

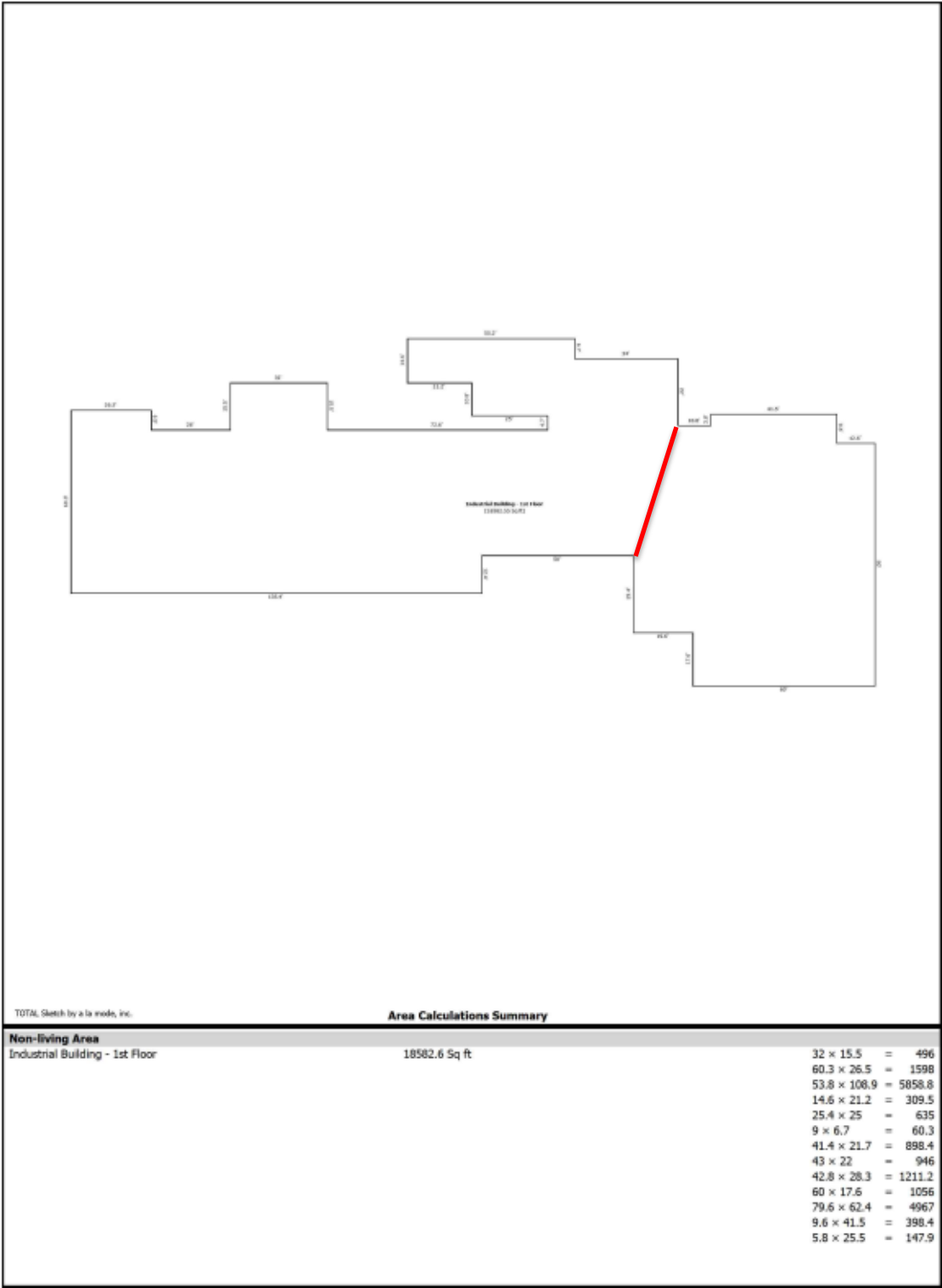
Functional Utility: Layout of residential and industrial sections remains functional and adaptable.

Income Potential: Residential rent could be increased with further improvements; commercial space has vacancy available for rent.

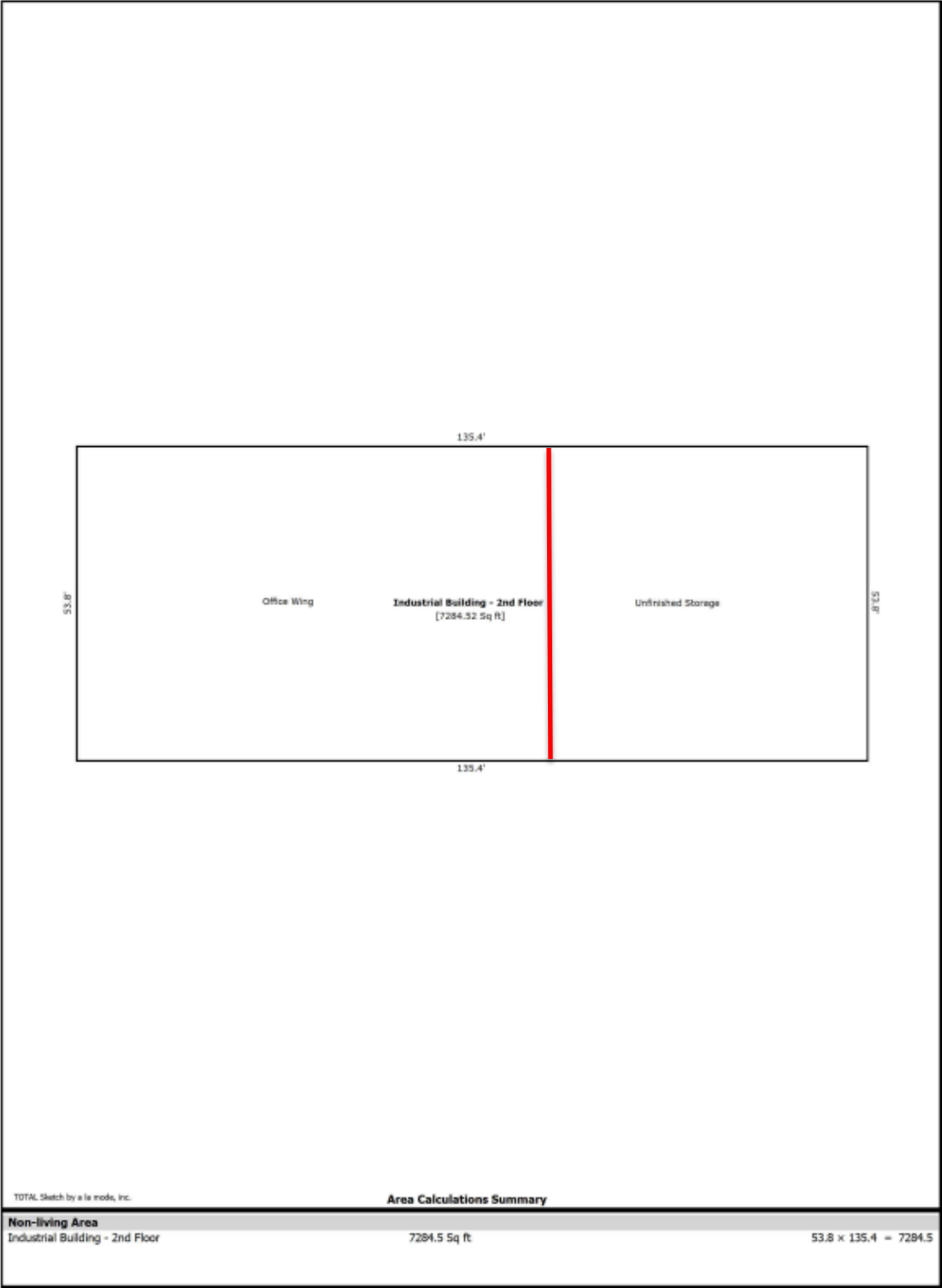
GIS Map:



Warehouse first floor (18,582 sqft): (area to the right of red line is ~25' ceilings)



Warehouse second floor (7,284 sqft): area to the right of red line is leased storage space



Residential House (2,020 sqft), Detached garage (1,012 sqft, and Storage (512 sqft):

