

4,275 SF Flex/Warehouse Available for Sale:

345 Morgan Street, Phoenixville, PA 19460

Chester County, Phoenixville Borough

First Floor: 3,275 SF Flex plus Office

Second Floor: 1,000 SF Storage

Lot Size: 0.084AC with Outside Storage and Parking

Occupancy: 60 days

Zoning: Town Center District

Sale Price: \$545,000 or \$127.00/SF

This Building is Owned and Managed By:

ARCHANGEL
CAPITAL



David Partridge

610.225.0914

dpartridge@liebermanearley.com

LIEBERMAN EARLEY & COMPANY

Presented by:

Lieberman Earley & Co.

485 Devon Park Drive

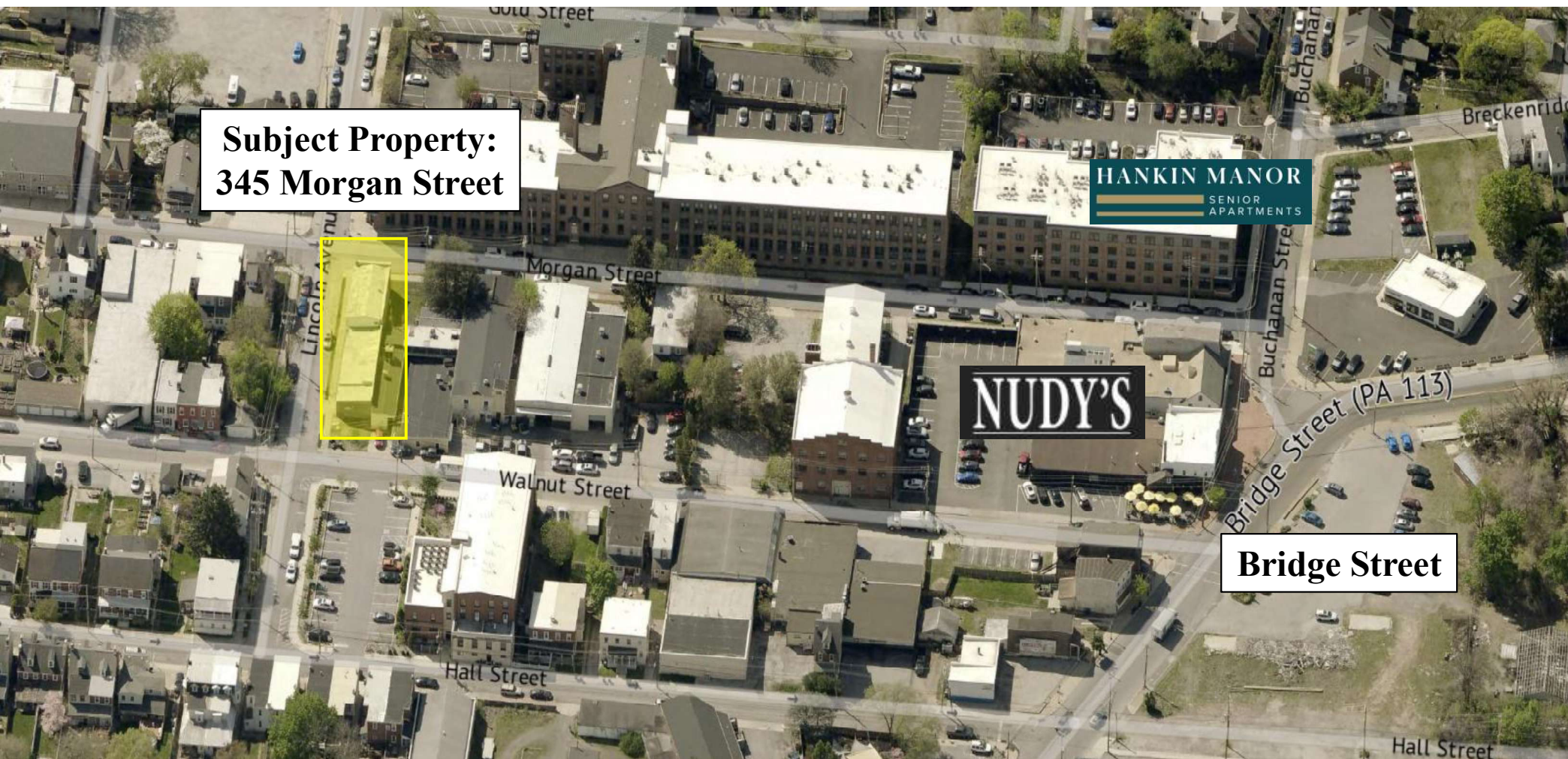
Suite 110

Wayne, PA 19087

www.liebermanearley.com

Main: 610-688-4300

345 Morgan Street Site Overview



**Subject Property:
345 Morgan Street**

HANKIN MANOR
SENIOR
APARTMENTS

NUDY'S

Bridge Street

- Local Ownership and Management
- Shared Block with Bridge Street/Downtown Phoenixville
- Drive-in Door and Provisional Loading Dock.
- Existing Office Space. Building has great potential.

Town Center District (TC) Zoning

Zoning: Town Center District - TC		
By-Right Uses		
Accessory building		X
Accessory building, residential		X
Auto supply store		X
Community gardens		X
Forestry		X
Group home		X
Health and fitness club		X
Home occupation, no impact		X
Hotel/motel		X
Institutional		X
Municipal uses		X
Office use		X
Outdoor market		X
Parking garage, multilevel		X
Residential uses		X
Restaurant		X
Retail goods and services		X
Tavern/bar		X
Temporary outside display		X
Temporary structure		X
Theatre and entertainment center		X

Conditional Uses		
Adaptive Reuse		X

Special Exception Uses		
Bed-and-breakfast/guesthouses		X
Billboard		X
Cemetery		X
Day-care center		X
Emergency management services use		X
Entertainment hall		X
Home business		X
Life-care housing facility		X
Marquee		X
Parking lot		X
Private club		X
Public transportation uses		X
Public utility use		X
Wireless telecommunications facilities		X

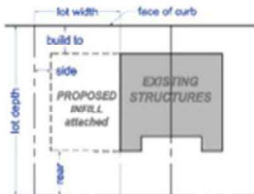
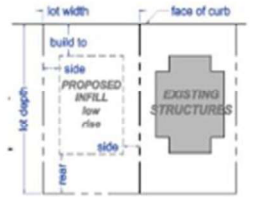
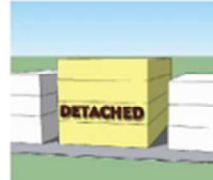
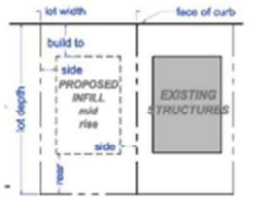
§27-303. TC - TOWN CENTER DISTRICT

Uses

Refer to §27-301 for complete list of By-Right, Conditional and Special Exception uses.

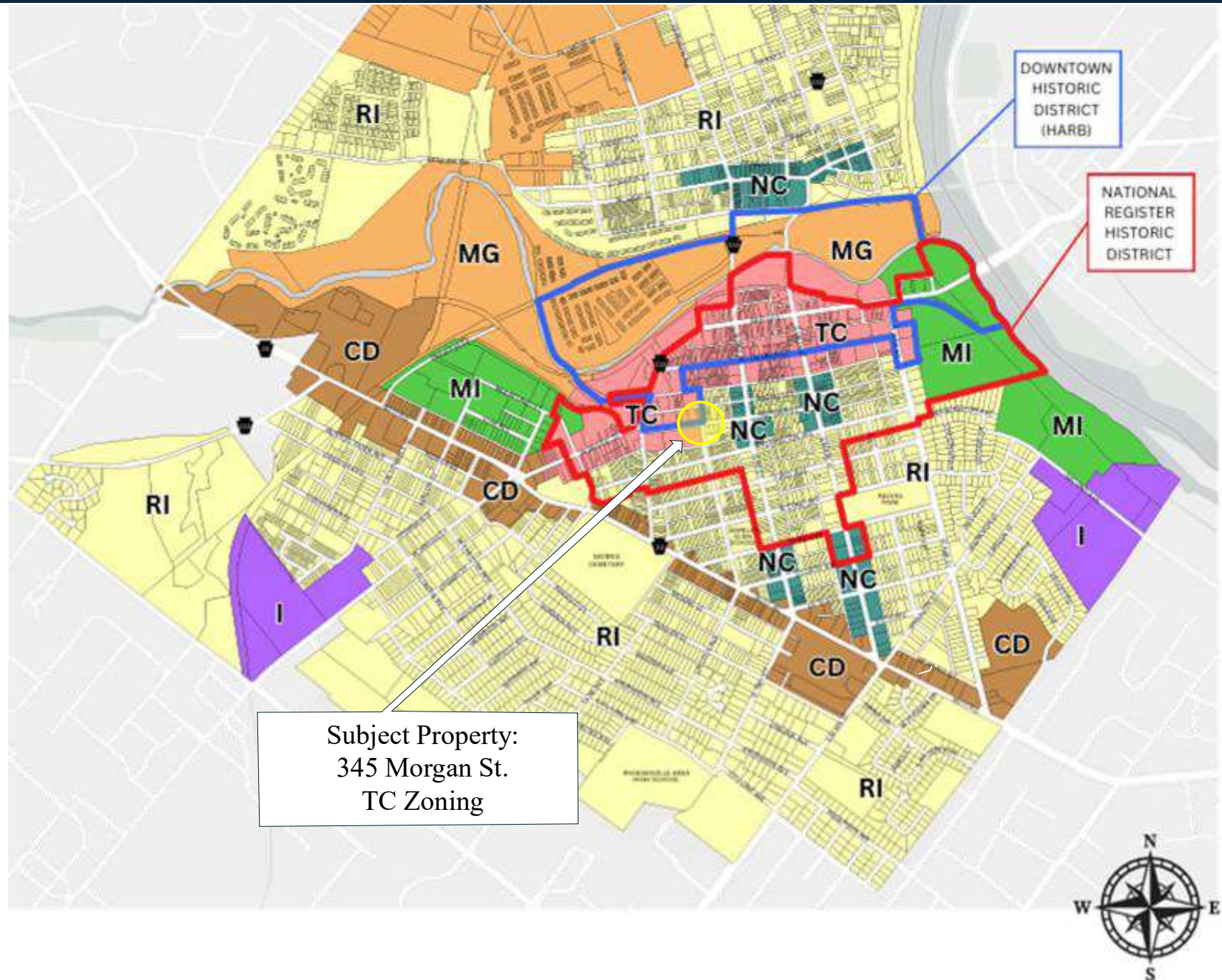
Residential use not permitted on the ground story of buildings fronting Bridge Street (east of Church Street), Main and Gay Streets in the Town Center.

*Note: Some of these Dimensional Standard are modified by the Infill Development Standards in §27-301.1 for projects with Tract Areas or Lot Areas less than one (1) acre.

TYPE	PHOTO	LOT DIAGRAM	DIMENSIONAL STANDARDS	
ATTACHED				Build-To Line existing* Min. Lot Area 2,000 SF* Min. Lot Width 20 ft. Min. Side Yard na Min. Rear Yard 0 ft. Min. Building Height 35 ft.* Max. Building Height 45 ft.* Max. Impervious Coverage 100% Min. Building Spacing na
DETACHED				Build-To Line existing* Min. Lot Area 3,000 SF* Min. Lot Width 30 ft. Min. Side Yard 5 ft.* Min. Rear Yard 10 ft. Min. Building Height 35 ft.* Max. Building Height 45 ft.* Max. Impervious Coverage 90% Min. Building Spacing 10 ft.
MID-RISE				Build-To Line existing* Min. Lot Area 4,000 SF* Min. Lot Width 40 ft. Min. Side Yard 10 ft.* Min. Rear Yard 10 ft. Min. Building Height 60 ft.* Max. Building Height 60 ft.* Max. Impervious Coverage 90% Min. Building Spacing 20 ft.
* High-Rise only permitted along Bridge Street, east of Church Street.				
HIGH-RISE				Build-To Line existing* Min. Lot Area 6,000 SF* Min. Lot Width 60 ft. Min. Side Yard 15 ft.* Min. Rear Yard 15 ft. Min. Building Height 80 ft.* Max. Building Height 80 ft.* Max. Impervious Coverage 90% Min. Building Spacing 30 ft. Min. Building setback 5 ft.*

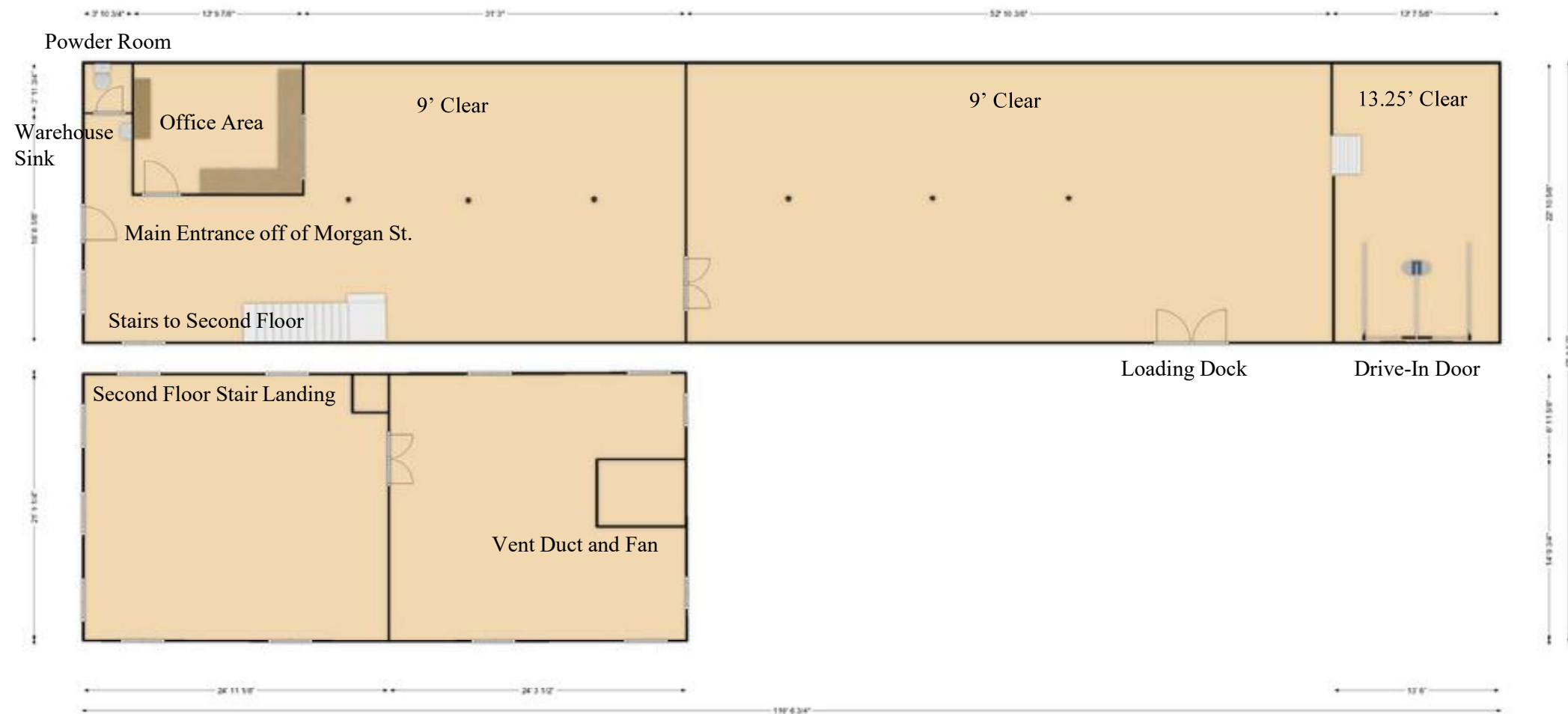
* High-Rise only permitted along Bridge Street, east of Church Street.

Town Center District (TC) Zoning



Floor Plan: 345 Morgan Street, Phoenixville, PA - 4,000 RSF

First Floor



Second Floor

NOTES: This plan is not-to-scale. It is provided for illustrative purposes only. Measurements are taken from the inside-face of the interior walls. Agent and Landlord make no warranties or representations as to the accuracy of these plan. Agent and Landlord request all prospective tenants to consult their architectural/engineering consultants for an accurate plan.

345 Morgan Street, Phoenixville, PA 19460



Contact:

David Partridge

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dpartridge@liebermanearley.com

DISCLAIMER:

Information contained herein has been obtained from the Owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change withdrawal without notice and any special listing conditions of the owner.

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