

601 E Lancaster Ave.
Downington, PA

Building For Sale



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LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

EXECUTIVE SUMMARY

PROPERTY TYPE:	Office Building
SUB DIVISION PLAN:	Plan to develop 4 lots of residential townhouses around the property (PENDING)
CURRENT TENANTS:	Currently one tenant in office building
BUILDING SIZE:	2,247 Leaseable SF
LOT SIZE:	.954 acres Gross

LOCATION	Downingtown Borough
ZONING:	R-4
UTILITES:	Public Water/Sewer Natural Gas Electric Central HVAC



SALE PRICE:
\$750,000

PROPERTY HIGHLIGHTS

LOCATION HIGHLIGHTS: Located in a busy throughfare of Downingtown, this building can be used for many uses including office, medical, retail, and professional

PROPERTY DETAILS: Quality meets location with this beautiful stone office building located right on US Business Route 30. The building includes attractive hardwood floors, orate tiles, and two powder rooms.

HIGH TRAFFIC AREA: Location is easy accessible from Route 30 bypass and Route 202

PARKING: 17 parking spaces with room for expansion

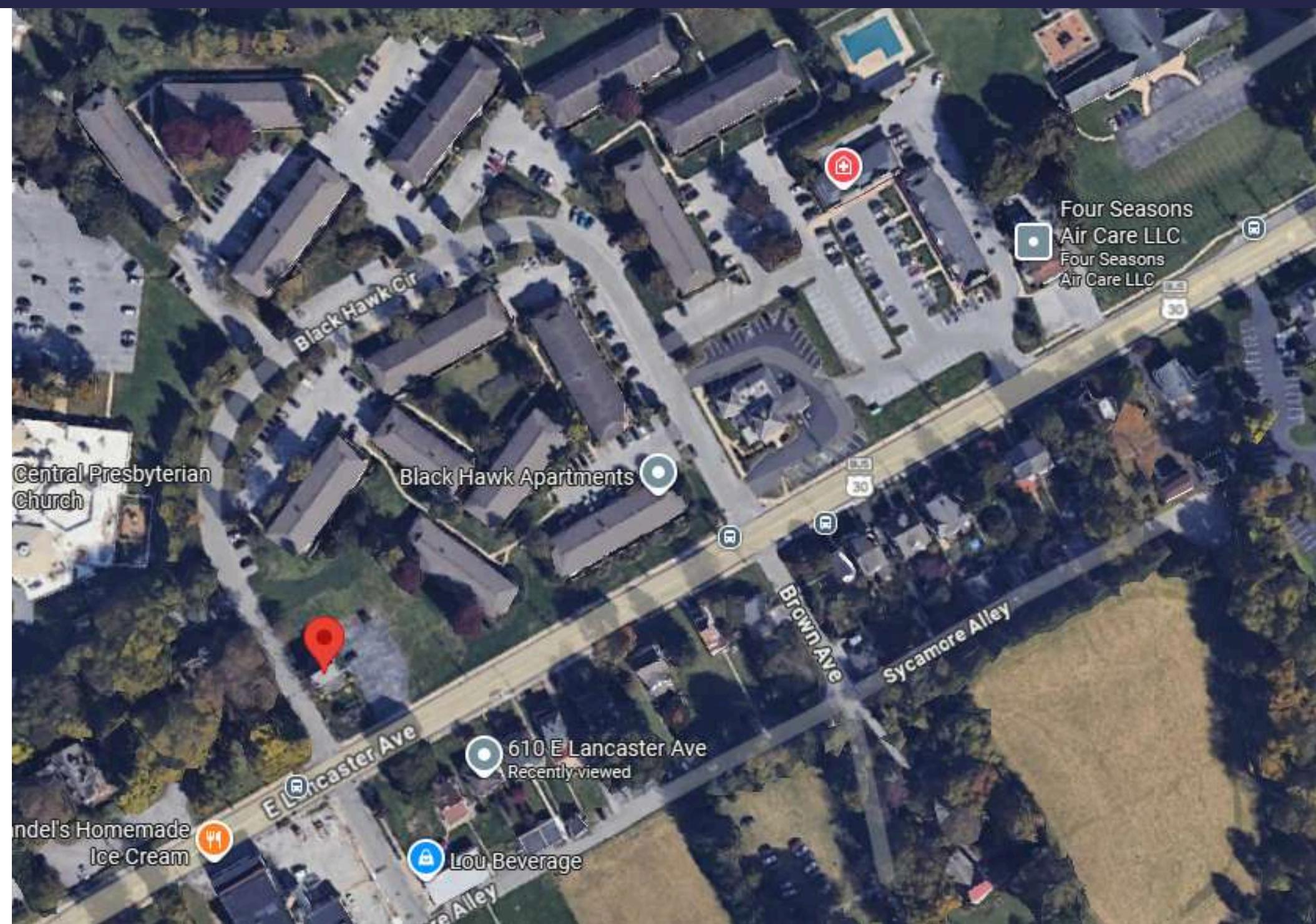
RESTAURANTS AND RETAIL: Located near the Brandywine Square Shopping Center, which includes Wegmans, BJ'S Wholesale Club and Best Buy. Other restaurants and retail include Home Depot, Wawa, Olive Garden, Chick-Fil-A and more!

ENTERTAINMENT OPTIONS: From nearby Downingtown Country Club to bowling alley and trampoline parks, this portion of Downingtown always have plenty of activity!



SALE PRICE:
\$750,000

LOCATION SITE MAP



OFFICE PHOTOS



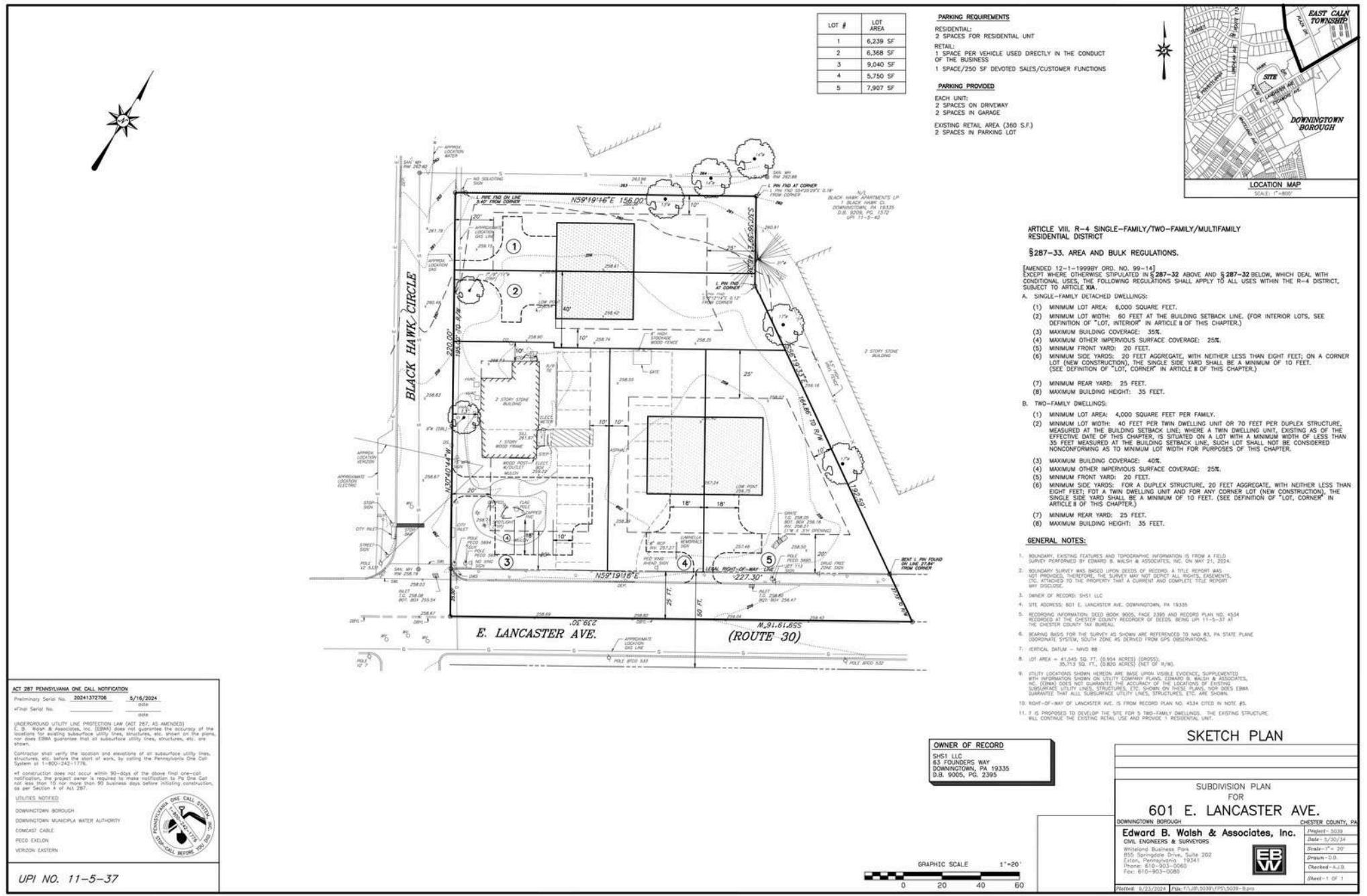
OFFICE PHOTOS



BUILDING PHOTOS



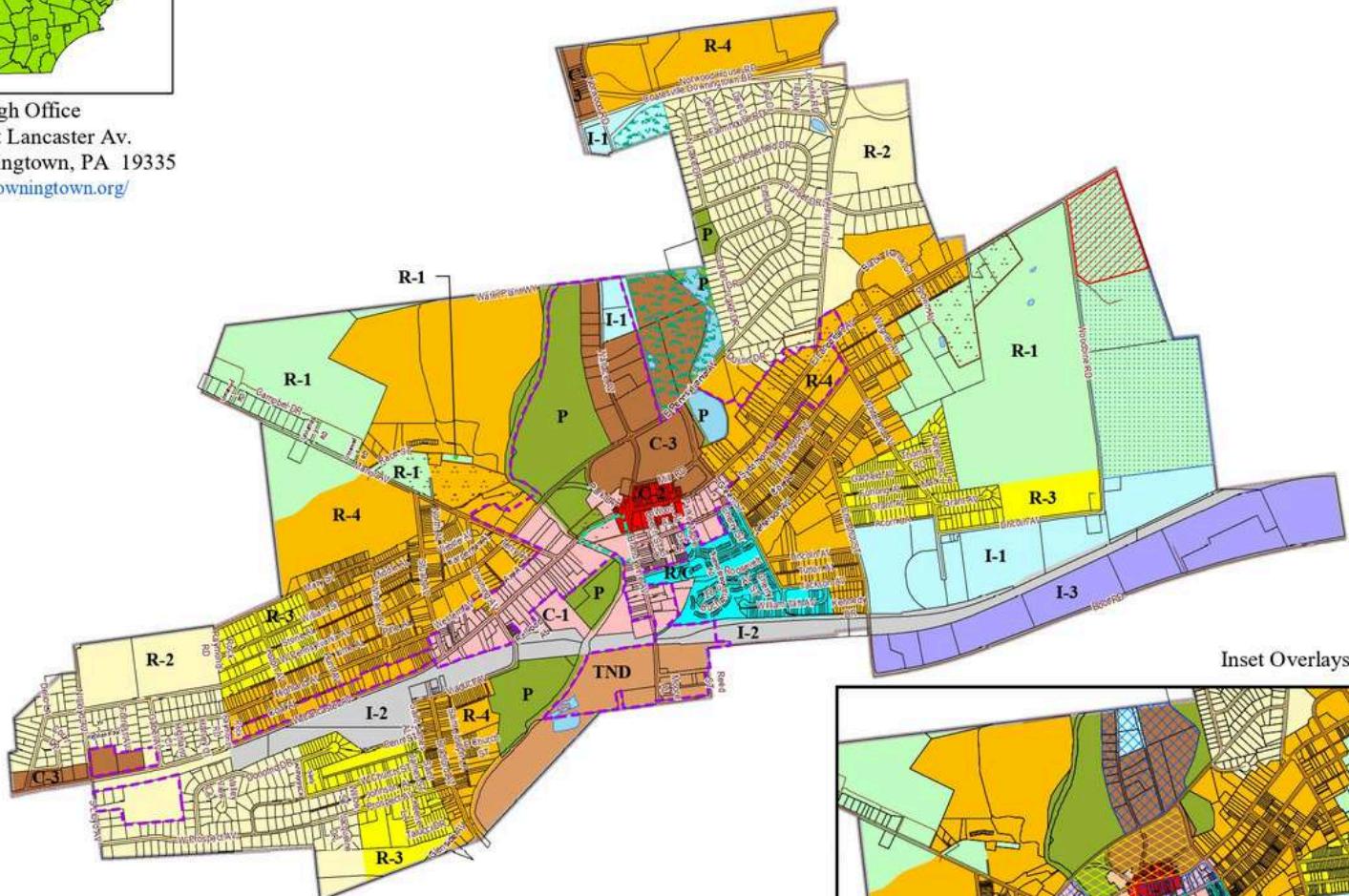
SKETCH PLAN 9-23-24



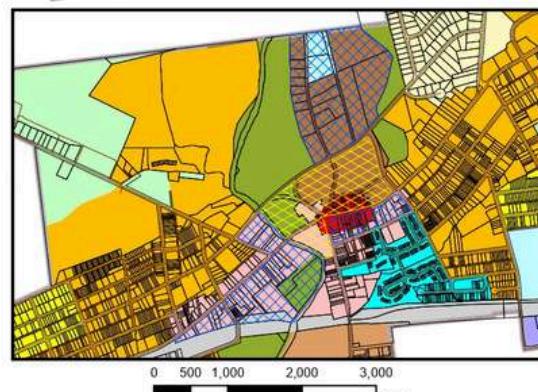
ZONING MAP



Borough Office
4 West Lancaster Av.
Downingtown, PA 19335
www.downingtown.org/



0 500 1,000 2,000 3,000
Feet



Borough of Downington

Municipal Zoning Map

Zoning Adopted: September 2, 2015
Map Created: August 14, 2017

Zoning Districts

- C-1 - General Commercial
- C-2 - Central Commercial
- C-3 - Highway Oriented Commercial
- I-1 - Limited Industrial
- I-2 - General Industrial
- I-3 - Multi-Purpose
- P - Public Park
- R-1 - Single Family Detached Residential
- R-2 - Single Family Detached Residential
- R-3 - Single Family Detached/
Attached and Two Family Residential
- R-4 - Single Family Detached/
Two Family/Multi-Family Residential
- R/C - Infill Development
- TND - Traditional Neighborhood
Development

Legend

-  Adaptive Reuse/Mixed Use Overlay
-  Central Business Revitalization Overlay
-  Creeks and Streams
-  Height Option Zone 1 Overlay
-  Height Option Zone 2 Overlay
-  Historic Resources
-  Kardon Park Redevelopment Overlay
-  Lakes and Ponds
-  Municipal Boundary
-  Parcels
-  Woodbine Overlay District
-  Woodbine Commercial Overlay Sub District
-  Road Centerlines

NOTE 2: Non-English Responses.

Landbird Survey: Resighting records have been compiled to cover the National Map Accuracy Standard of 124,000 resightings using first order, 1/4 degree digital equirectangular, from 2000 photogrids dated spring 2005, converted into polygonal resight zones generated using first order GPS equirectangular coordinates. These are based on the 2000 State Plane Coordinates System South Zone and North American Datum 1983.

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Disclaimer

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