

601 E Lancaster Ave.
Downingtown, PA

Building For Sale



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LIEBERMAN EARLEY & COMPANY

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

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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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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!

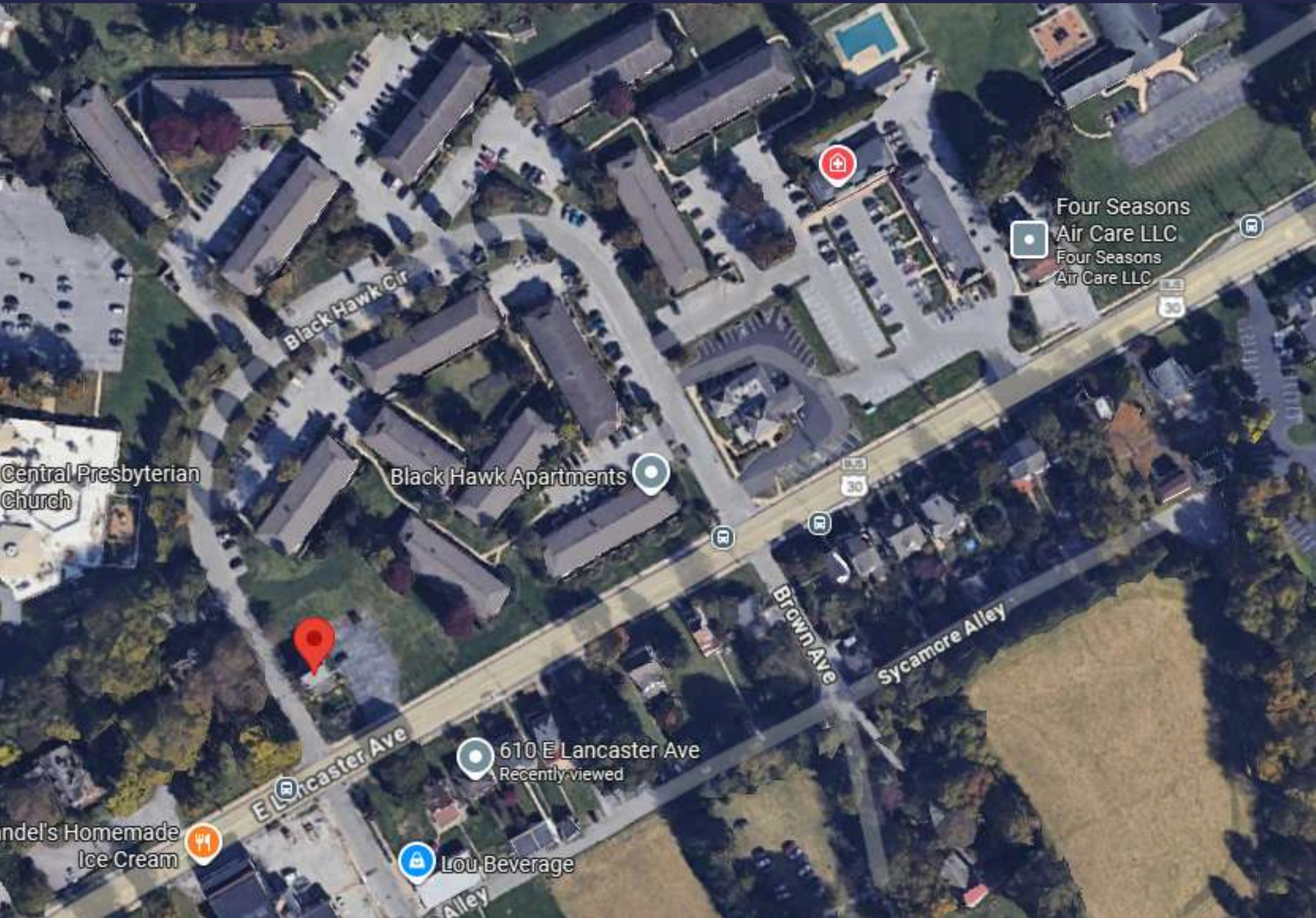
ENTERTAINMENT OPTIONS: From nearby Downingtown Country Club to bowling alley and trampoline parks, this portion of Downingtown always have plenty of activity!



SALE PRICE:

\$750,000

LOCATION SITE MAP



Central Presbyterian Church

Black Hawk Cir

Black Hawk Apartments

Four Seasons Air Care LLC
Four Seasons Air Care LLC

Brown Ave

Sycamore Alley

E Lancaster Ave

610 E Lancaster Ave
Recently viewed

Handel's Homemade Ice Cream

Lou Beverage

Alley

OFFICE PHOTOS



OFFICE PHOTOS



BUILDING PHOTOS



SKETCH PLAN 9-23-24



LOT #	LOT AREA
1	6,239 SF
2	6,368 SF
3	9,040 SF
4	5,750 SF
5	7,907 SF

PARKING REQUIREMENTS

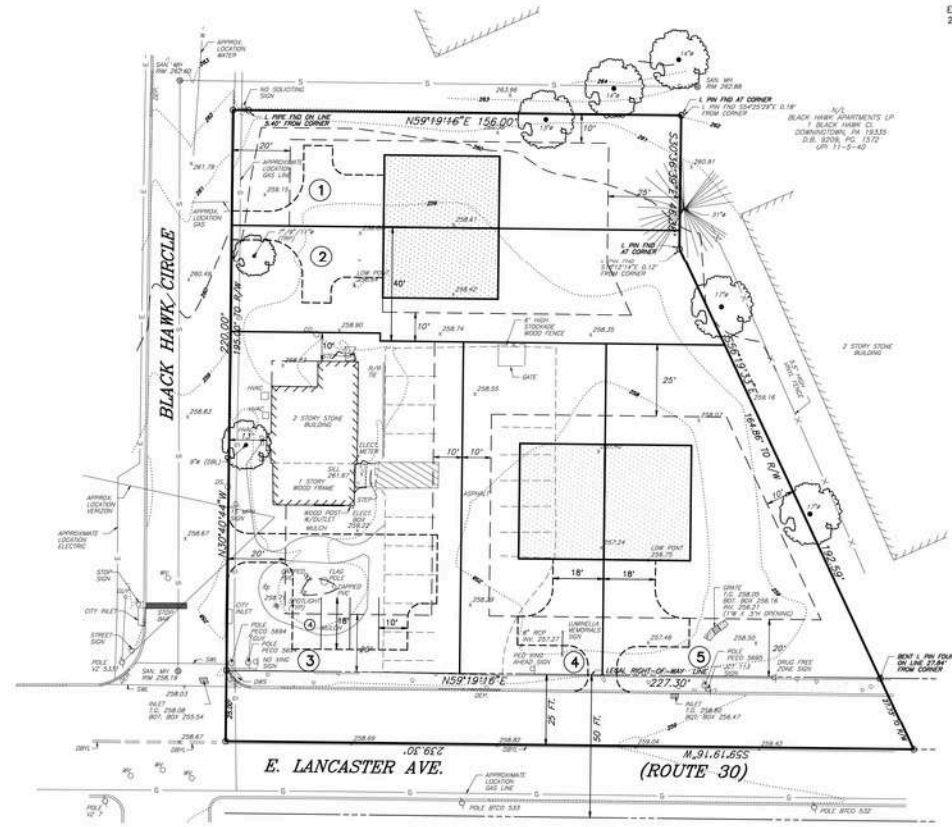
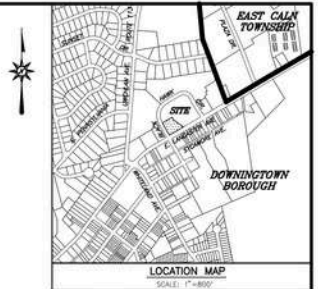
RESIDENTIAL:
2 SPACES FOR RESIDENTIAL UNIT

RETAIL:
1 SPACE PER VEHICLE USED DIRECTLY IN THE CONDUCT OF THE BUSINESS
1 SPACE/250 SF DEVOTED SALES/CUSTOMER FUNCTIONS

PARKING PROVIDED

EACH UNIT:
2 SPACES ON DRIVEWAY
2 SPACES IN GARAGE

EXISTING RETAIL AREA (360 S.F.)
2 SPACES IN PARKING LOT



ARTICLE VIII. R-4 SINGLE-FAMILY/TWO-FAMILY/MULTIFAMILY RESIDENTIAL DISTRICT

§287-33. AREA AND BULK REGULATIONS.

[AMENDED 12-1-1999BY ORD. NO. 99-14]
EXCEPT WHERE OTHERWISE STIPULATED IN § 287-32 ABOVE AND § 287-32 BELOW, WHICH DEAL WITH CONDITIONAL USES, THE FOLLOWING REGULATIONS SHALL APPLY TO ALL USES WITHIN THE R-4 DISTRICT, SUBJECT TO ARTICLE XI.A.

A. SINGLE-FAMILY DETACHED DWELLINGS:

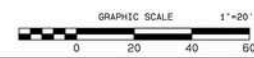
- (1) MINIMUM LOT AREA: 6,000 SQUARE FEET.
- (2) MINIMUM LOT WIDTH: 60 FEET AT THE BUILDING SETBACK LINE. (FOR INTERIOR LOTS, SEE DEFINITION OF "LOT, INTERIOR" IN ARTICLE II OF THIS CHAPTER.)
- (3) MAXIMUM BUILDING COVERAGE: 35%.
- (4) MAXIMUM OTHER IMPERVIOUS SURFACE COVERAGE: 25%.
- (5) MINIMUM FRONT YARD: 20 FEET.
- (6) MINIMUM SIDE YARDS: 20 FEET AGGREGATE, WITH NEITHER LESS THAN EIGHT FEET, ON A CORNER LOT (NEW CONSTRUCTION), THE SINGLE SIDE YARD SHALL BE A MINIMUM OF 10 FEET. (SEE DEFINITION OF "LOT, CORNER" IN ARTICLE II OF THIS CHAPTER.)
- (7) MINIMUM REAR YARD: 25 FEET.
- (8) MAXIMUM BUILDING HEIGHT: 35 FEET.

B. TWO-FAMILY DWELLINGS:

- (1) MINIMUM LOT AREA: 4,000 SQUARE FEET PER FAMILY.
- (2) MINIMUM LOT WIDTH: 40 FEET PER TWIN DWELLING UNIT OR 70 FEET PER DUPLEX STRUCTURE, MEASURED AT THE BUILDING SETBACK LINE; WHERE A TWIN DWELLING UNIT, EXISTING AS OF THE EFFECTIVE DATE OF THIS CHAPTER, IS SITUATED ON A LOT WITH A MINIMUM WIDTH OF LESS THAN 35 FEET MEASURED AT THE BUILDING SETBACK LINE, SUCH LOT SHALL NOT BE CONSIDERED NONCONFORMING AS TO MINIMUM LOT WIDTH FOR PURPOSES OF THIS CHAPTER.
- (3) MAXIMUM BUILDING COVERAGE: 40%.
- (4) MAXIMUM OTHER IMPERVIOUS SURFACE COVERAGE: 25%.
- (5) MINIMUM FRONT YARD: 20 FEET.
- (6) MINIMUM SIDE YARDS: FOR A DUPLEX STRUCTURE, 20 FEET AGGREGATE, WITH NEITHER LESS THAN EIGHT FEET; FOR A TWIN DWELLING UNIT AND FOR ANY CORNER LOT (NEW CONSTRUCTION), THE SINGLE SIDE YARD SHALL BE A MINIMUM OF 10 FEET. (SEE DEFINITION OF "LOT, CORNER" IN ARTICLE II OF THIS CHAPTER.)
- (7) MINIMUM REAR YARD: 25 FEET.
- (8) MAXIMUM BUILDING HEIGHT: 35 FEET.

- GENERAL NOTES:**
1. BOUNDARY, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY PERFORMED BY EDWARD B. WALSH & ASSOCIATES, INC. ON MAY 21, 2024.
 2. BOUNDARY SURVEY HAS BEEN CONDUCTED TO RECORD, A TITLE REPORT HAS NOT BEEN PROVIDED, THEREFORE, THE SURVEY MAY NOT DETECT ALL RIGHTS, EASEMENTS, ETC. ATTACHED TO THE PROPERTY THAT A CURRENT AND COMPLETE TITLE REPORT MAY DISCLOSE.
 3. OWNER OF RECORD: SHS1 LLC
 4. SITE ADDRESS: 601 E. LANCASTER AVE., DOWNINGTOWN, PA 19335
 5. RECORDING INFORMATION: DEED BOOK 9005, PAGE 3388 AND RECORD PLAN NO. 4534 RECORDED AT THE CHESTER COUNTY RECORDER OF DEEDS, BEING LIP 11-5-31 AT THE CHESTER COUNTY TAX BUREAU.
 6. BEARING BASIS FOR THE SURVEY AS SHOWN ARE REFERENCED TO NAD 83, PA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AS DERIVED FROM GPS OBSERVATIONS.
 7. VERTICAL DATUM - NAVD 88
 8. LOT AREA = 41,543 SQ. FT. (0.934 ACRES) [CORRECTED] 30,713 SQ. FT. (0.702 ACRES) [NET 4/1/0]
 9. UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON VISIBLE EVIDENCE, SUPPLEMENTED WITH INFORMATION SHOWN ON UTILITY COMPANY PLANS, EDWARD B. WALSH & ASSOCIATES, INC. (EBWA) DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF EXISTING UTILITIES, LOCATIONS OF UTILITY LINES, STRUCTURES, ETC. SHOWN ON THESE PLANS, NOR DOES EBWA GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN.
 10. RIGHT-OF-WAY OF LANCASTER AVE. IS FROM RECORD PLAN NO. 4534 CITED IN NOTE #5.
 11. IF PROPOSED TO DEVELOP THE SITE FOR 5 TWO-FAMILY DWELLINGS, THE EXISTING STRUCTURE SHALL CONTINUE THE EXISTING RETAIL USE AND PROVIDE 1 RESIDENTIAL UNIT.

OWNER OF RECORD
SHS1 LLC
63 FOUNDERS WAY
DOWNINGTOWN, PA 19335
D.B. 9005, PG. 2395



ACT 287 PENNSYLVANIA ONE CALL NOTIFICATION

Preliminary Serial No. 2024137206 Date 5/16/2024

Final Serial No. Date

CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, AND SERVICES BEFORE THE START OF WORK, BY USING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-245-1176.

IF CONSTRUCTION DOES NOT OCCUR WITHIN 90-DAYS OF THE ABOVE FINAL ONE-CALL NOTIFICATION, THE PROJECT OWNER IS REQUIRED TO REISSUE NOTIFICATION TO THE ONE CALL SYSTEM AT LEAST 15-DAYS BEFORE ANY CONSTRUCTION, AS PER SECTION 4 OF ACT 287.

UTILITIES NOTIFIED

DOWNINGTOWN BOROUGH
DOWNINGTOWN MUNICIPAL WATER AUTHORITY
COMCAST CABLE
PECO ENERGY
VERIZON EASTERN

UTILITY ONE CALL SYSTEM

UPJ NO. 11-5-37

SKETCH PLAN

SUBDIVISION PLAN FOR
601 E. LANCASTER AVE.

DOWNINGTOWN BOROUGH CHESTER COUNTY, PA

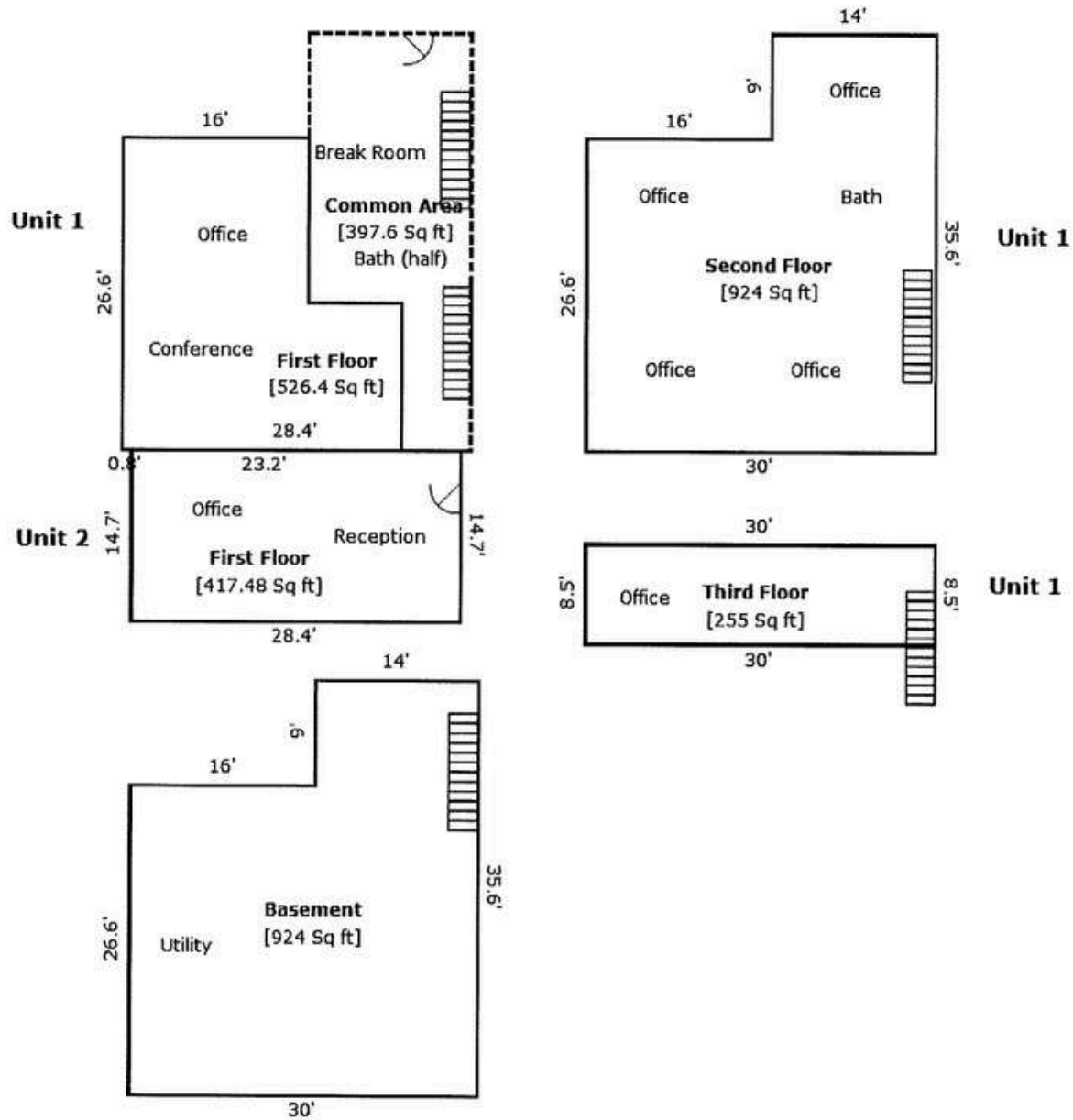
Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Incorporated Business Firm
850 Springdale Drive, Suite 202
Eaton, Pennsylvania 19341
Phone: 610-503-0565
Fax: 610-503-0580

Project - 5039
Date - 5/20/24
Scale - 1" = 20'
Drawn - D.B.
Checked - A.J.B.
Sheet - 1 OF 1

Revised: 8/23/2024 File: P:\08\5039\PPS\5039-8.dwg

SPACE IMPROVEMENT PLANS

Improvements Plan



ZONING MAP



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



Borough of Downingtown Municipal Zoning Map

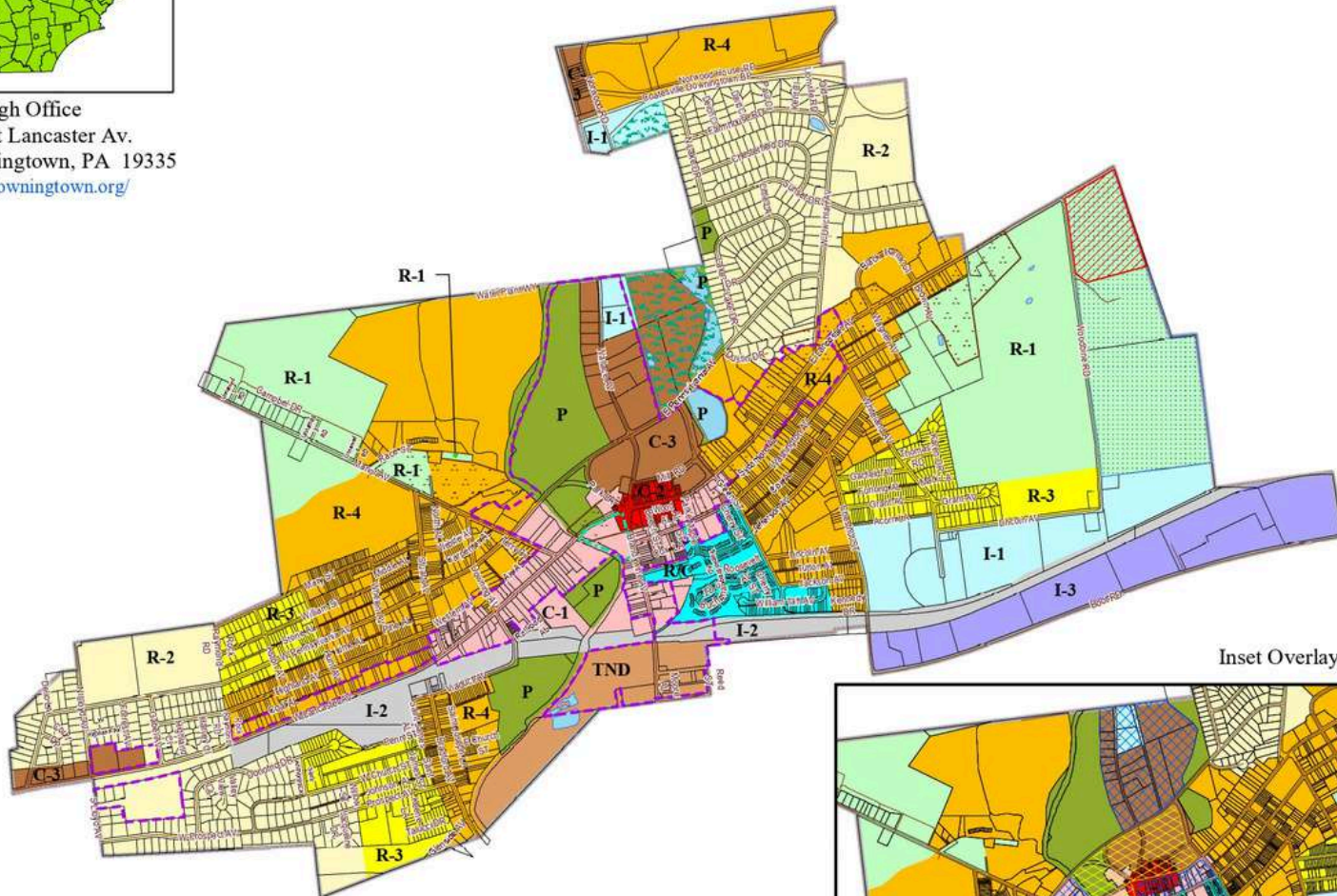
Zoning Adopted: September 2, 2015
Map Created: August 14, 2017

Zoning Districts

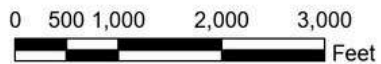
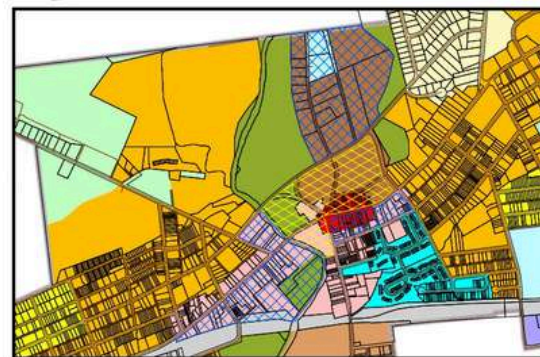
- C-1 - General Commercial
- C-2 - Central Commercial
- C-3 - Highway Oriented Commercial
- I-1 - Limited Industrial
- I-2 - General Industrial
- I-3 - Multi-Purpose
- P - Public Park
- R-1 - Single Family Detached Residential
- R-2 - Single Family Detached Residential
- R-3 - Single Family Detached/
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



Inset Overlays



IMPORTANT NOTICE:
The Official Zoning Map is the municipal tool that defines the local industry regarding the zoning regulations, setbacks, setbacks, and other matters.

NOTES: For the regulations regarding...

Technical Notes: Boundaries between lots have been simplified to show the Official Map. Accuracy limited to 1:4000 scale using the latest GIS data. All measurements, line work, and other data are approximate. Boundaries are shown for general purposes only and are not to be used for legal purposes. Parcels are shown for general purposes only and are not to be used for legal purposes. The City of Downingtown is not responsible for any errors or omissions in this map. The City of Downingtown is not responsible for any errors or omissions in this map. The City of Downingtown is not responsible for any errors or omissions in this map.

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