

For Sale/For Lease
Renovated mixed use property - 6 residential & 1 commercial unit

126 E Lincoln Hwy, Coatesville, PA 19320



276 Dilworthtown Rd.,
West Chester, PA 19382

PRESENTED BY:

Rich DiPrimio

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richdiprimio@kw.com

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Executive Summary



Offering Summary

Retail Lease Rate:	\$2,500 /month + taxes & utilities
Sales Price:	\$829,000
Number of Units:	7 total
NOI:	\$59,332 (current) / \$95,944 (pro forma)

Property Highlights

- 7 units- 6 residential with 1 commercial
- Newer plumbing, flooring, HVAC, and fixtures
- Parking lot in rear of property
- Prominent building in downtown Coatesville

Property Overview

The KW Commercial is pleased to exclusively present for sale this mixed use 7 unit property in downtown Coatesville. There is 1 ground level 3,000 SF commercial space with 6 fully renovated and occupied residential units on floors two and three. The building went through a major renovation in 2023, most of the HVAC, plumbing, flooring and fixtures throughout the building are new. Located right off the main intersection in the heart of Coatesville with great visibility, come be a part of this revitalized community!



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Current Rent Roll and Property Expenses

UNIT NUMBER	UNIT BED	UNIT BATH	CURRENT MONTHLY RENT	CURRENT ANNUAL RENT
Retail Unit (vacant) Apt	3,000 SF Retail	1	\$2,500 (Pro Forma)	\$30,000
1 Apt	3	1	\$1,400	\$16,800
2 Apt	1	1	\$900	\$10,800
3 Apt	2	1	\$1,100	\$13,200
4 Apt	3	1	\$1,400	\$16,800
5 Apt	2	1	\$900	\$10,800
6 Apt	1	1	\$1,100	\$13,200
Totals/Average s			TOTAL \$9,300	\$111,600

Annual Expenses

Taxes Water & Sewer	\$6512/year (Total tax is \$9,868/year with retail unit responsible for 1/3.)
Dumpster	\$2400
Insurance	\$4000

Total Expenses

\$18,912



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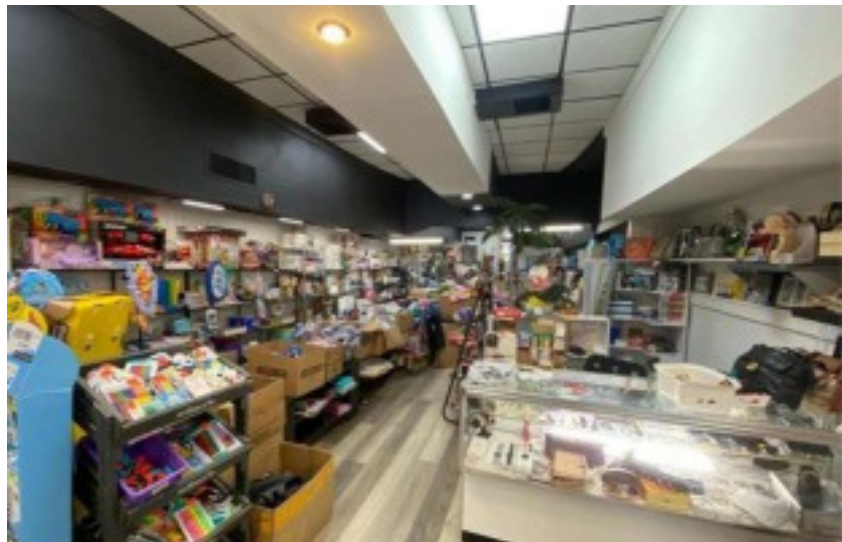
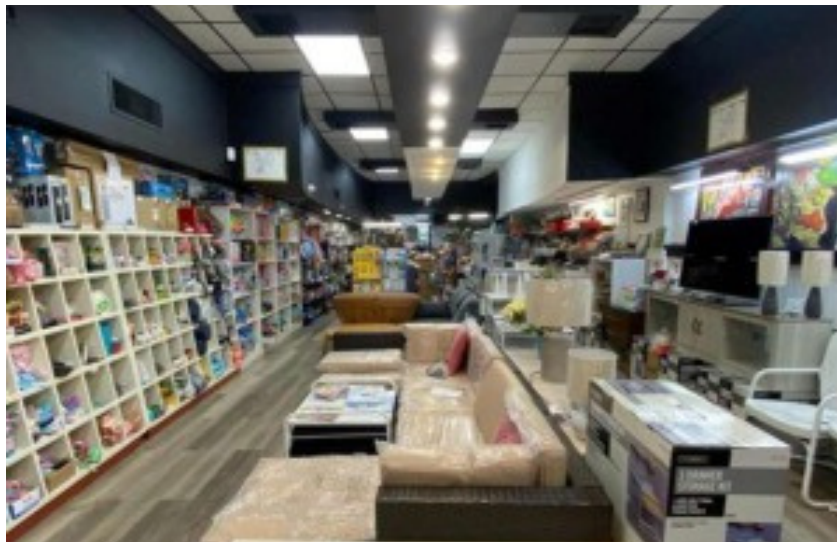
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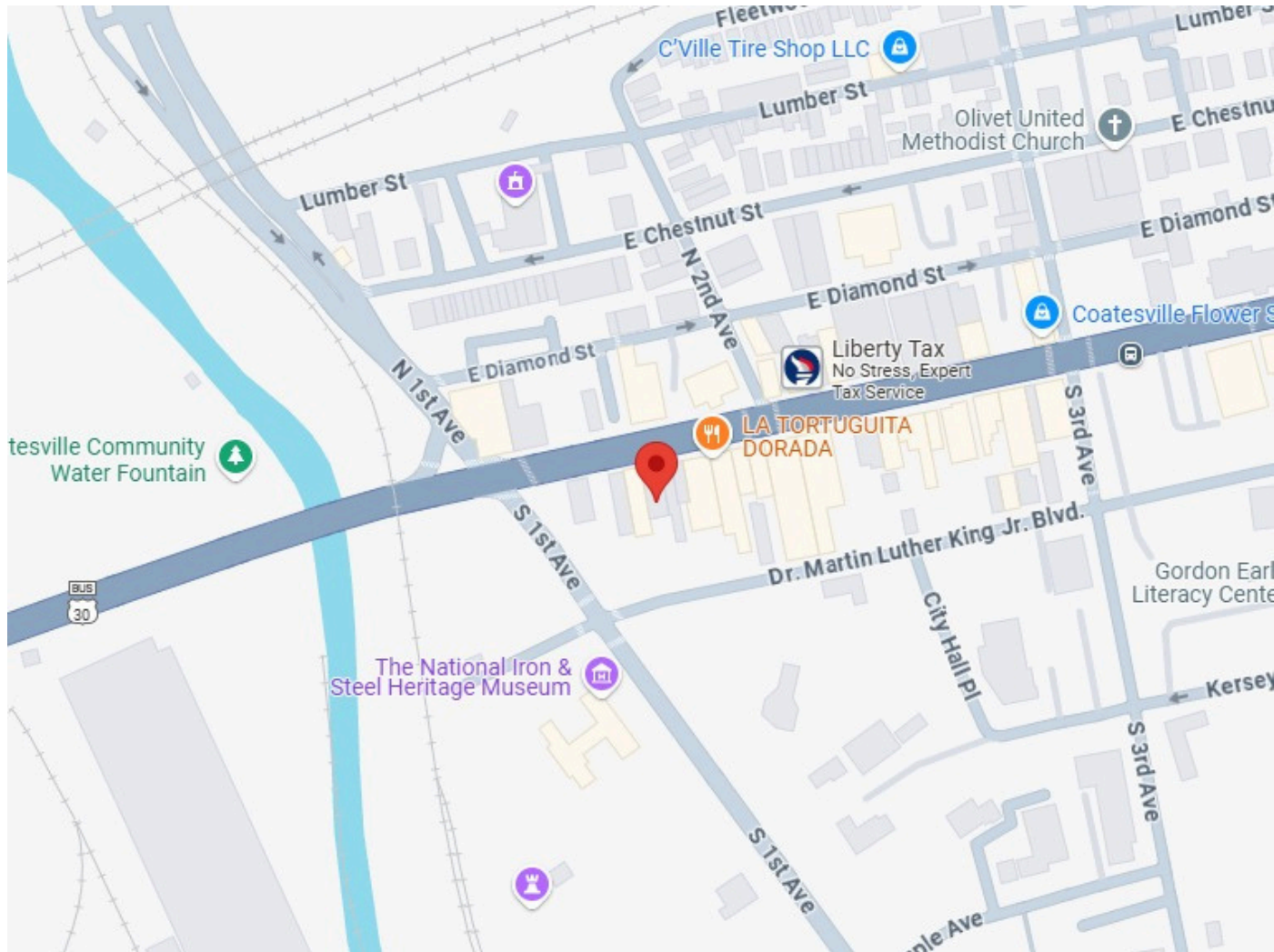
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Location Map



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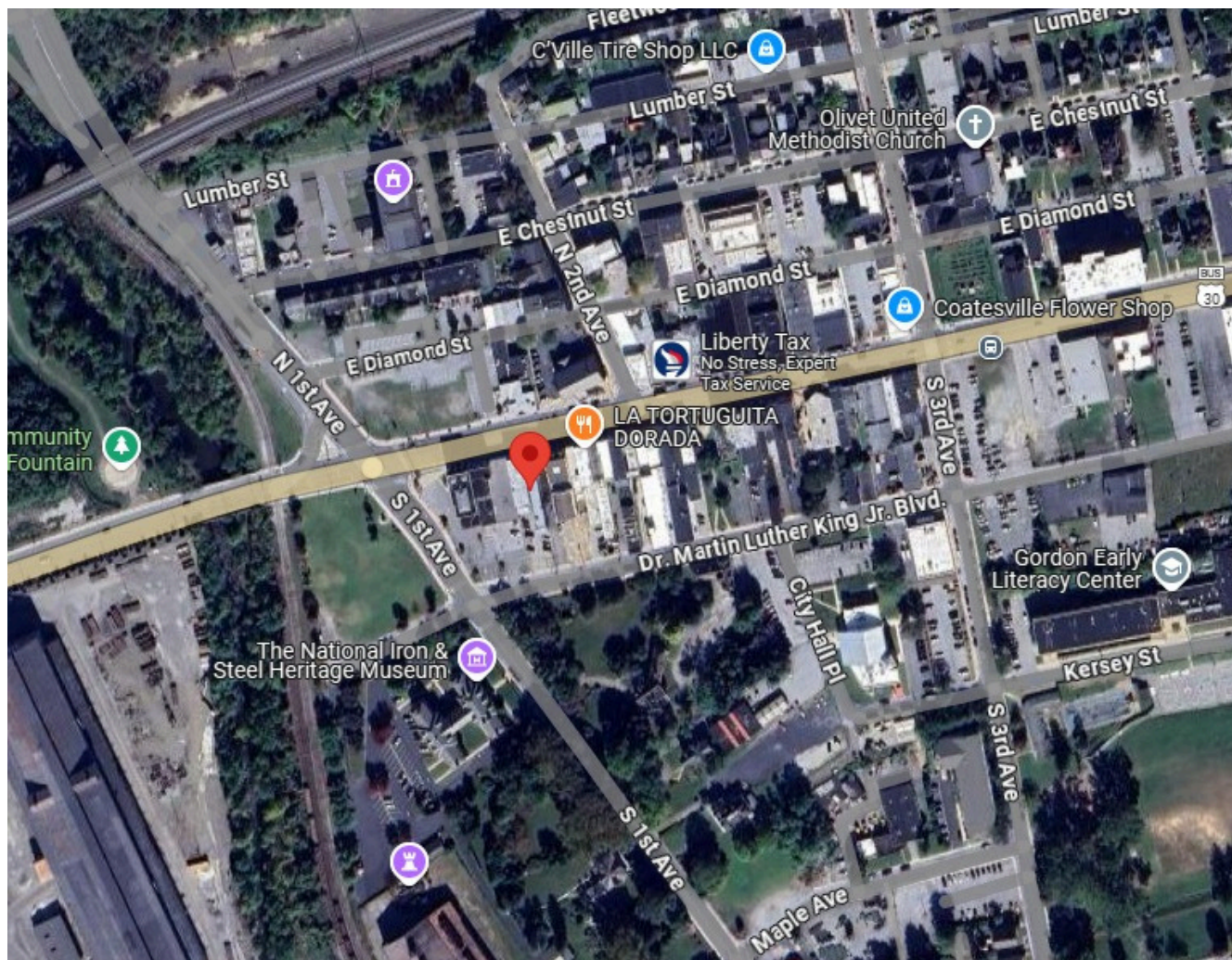
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Ariel Map



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