

BEILER – CAMPBELL REALTORS

AND

JOEL BROWN & CHUCK HAMMOND

PRESENT

82 PENNSYLVANIA AVENUE

AVONDALE, PA 19311



Client One-Page

82 Pennsylvania Ave, Avondale, PA 19311

Active

Commercial Sale

\$875,000



MLS #:	PACT2088506	Type:	Mixed Use
Available SqFt:	5,000.00	Unit Entry Floor:	1
Price / Sq Ft:	174.44	Ownership Interest:	Fee Simple
Business Use:	Banquet Facility/Lodge, Hair Salon and Spa, Health Club, Restaurant/Bar	Traffic Count:	15000-19999
		Lot Acres / SQFT:	0.42a / 18,284sf / Assessor
Tax ID #:	04-03 -0025	Lot Size Dimensions:	0.00 x 0.00
County:	Chester, PA	Concessions:	See Concessions
MLS Area:	Avondale Boro - Chester County (10304)		
Year Built:	2001		
Property Condition:	Excellent		

Recent Change: **12/16/2024 : New Active : ->ACT**

Taxes, Assessment, Fees Association / Community Info

Tax Annual Amt / Year: \$12,418 / 2024
Tax Assessed Value: \$279,050 / 2024
Land Assessed Value: \$72,430

Commercial Sale Information

Possible Use: Bar/Tavern/Lounge, Barber/Beauty, Clothing, Commercial, Day Care, Distribution, Flex Space, Industrial, Manufacturing, Mini-Storage, Office, Printing, Professional Service, Restaurant, Retail, Spa

Present Licenses: None Development Status: Utilities at Site, Zoned

Building Info

Building Total SQFT: 5,016 / Assessor Flooring Type: Carpet

Features

Interior Features: Accessibility Features: None
Parking: 0 Truck Trailer Spaces; 14 Car Parking Spaces
Utilities: Electric Available, Natural Gas Available, Phone Available, Sewer Available, Water Available; Central A/C; Cooling Fuel: Electric; Electric Service: 220 Volts; Heating: Heat Pump-Gas BackUp; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Public: For Sale: 5,000 sq. ft. building on .4 of an acre in the middle of Avondale, PA. Zoned commercial and currently used as a rehab/fitness center. Zoning permits a variety of uses including but not limited to retail store, distribution, flex space, professional services, daycare, offices, bank, catering, beauty shop, or restaurant. Buyer should check with Avondale Borough for permitted uses. Building has 10 offices and 34ft x 48ft area with a 15 ft ceiling height. Public water and sewer and natural gas on the Property. Daily traffic count of 17,000 vehicles per day. Property includes a large sign that rents for \$4,200 per year. Property is also for lease for \$6,500 per month.

Listing Details

Original Price: \$875,000 Sale Type: Standard DOM: 5
Listing Term Begins: 12/16/2024

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82 PENNSYLVANIA AVENUE, AVONDALE, PA 19311



EAST SIDE OF 5,016 SQUARE FOOT BUILDING



SOUTH SIDE ENTRANCE to BUILDING

82 PENNSYLVANIA AVENUE, AVONDALE, PA 19311



NORTH OF BUILDING



EQUIPMENT ROOM

82 PENNSYLVANIA AVENUE, AVONDALE, PA 19311



EQUIPMENT ROOM



RECEPTION AREA

82 PENNSYLVANIA AVENUE, AVONDALE, PA 19311



KITCHEN AREA



OFFICE

82 PENNSYLVANIA AVENUE, AVONDALE, PA 19311



LARGER OFFICE



MESSAGE ROOM

182 PENNSYLVANIA AVENUE, AVONDALE, PA 19311



THERAPY POOL



LOCKER ROOM

82 PENNSYLVANIA AVENUE, AVONDALE, PA 19311

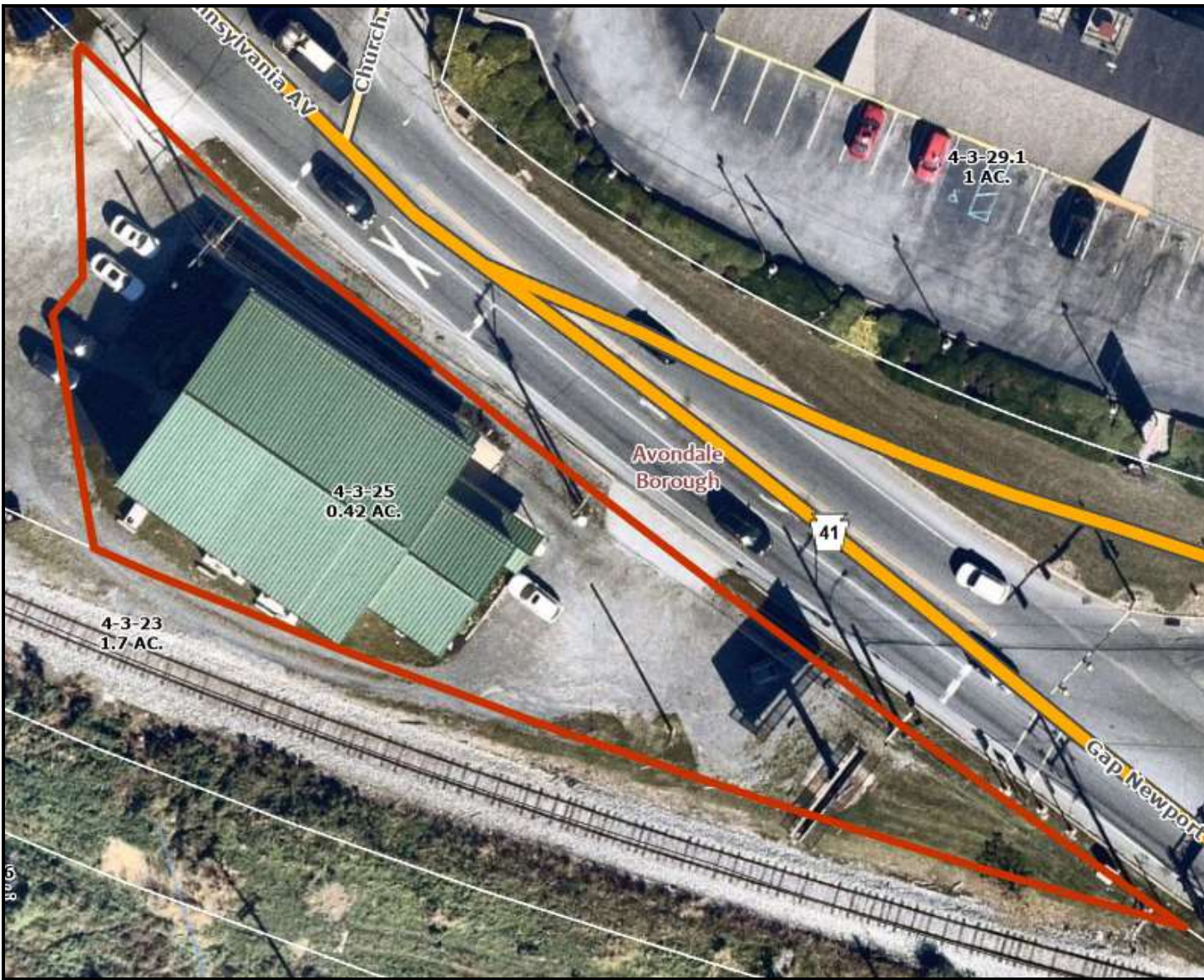


LAUNDRY ROOM



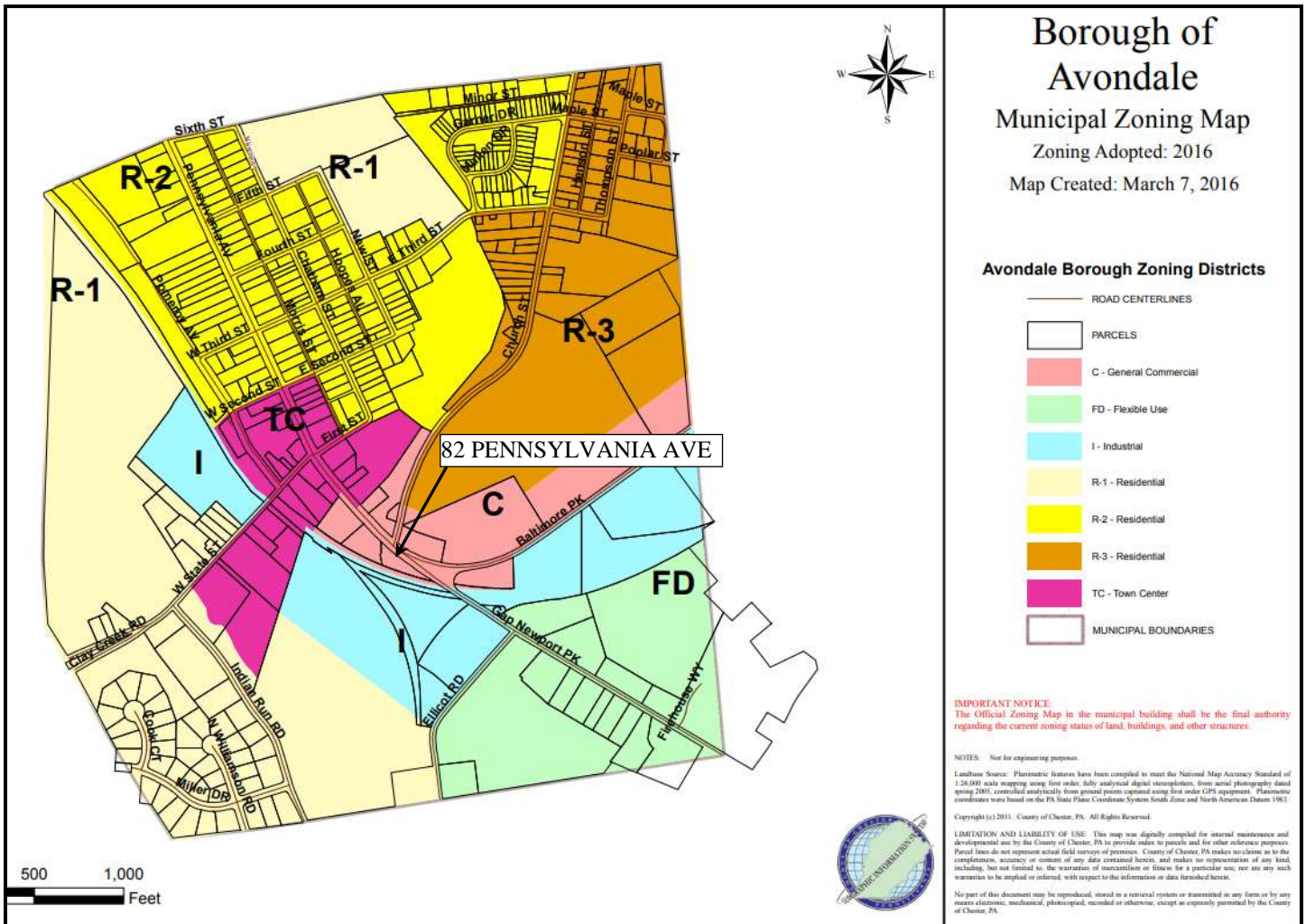
BILLBOARD – RENTED OUT FOR \$4,200 PER YEAR

82 PENNSYLVANIA AVENUE, AVONDALE, PA 19311
TAX PARCEL MAP



82 PENNSYLVANIA AVENUE, AVONDALE, PA 19311

ZONING MAP



82 PENNSYLVANIA AVENUE, AVONDALE, PA 19311

ZONING

ARTICLE IX C Commercial District

§ 430-38. District purpose.

The C Commercial District is created to:

- A. Provide for a wide range of commercial use opportunities;
- B. Focus highway oriented uses in appropriate areas of the Borough;
- C. Provide uses that serve both local and regional residents; and
- D. Maintain adequate light, air and privacy for the residential community by reasonably controlling the spacing and height of buildings and other structures.

§ 430-39. Use regulations in C Commercial District.

In the C District, a building may be erected or used, and a lot may be used or occupied, for any one of the following purposes, and no other:

- A. Uses by right. The following uses, and no other, shall be permitted in the C Commercial District by right:
 - (1) Commercial day care or preschool.
 - (2) Office or office building, which may include any of the following uses:
 - (a) Real estate;
 - (b) Insurance;
 - (c) Bank or financial institution; and
 - (d) Manufacturer's office, or similar business office.
 - (3) Catering establishment.
 - (4) Personal service shop, including barbershop, beauty shop, tailor shop, dressmaking shop.
 - (5) Retail store, provided that no goods shall be displayed outside of the store.
 - (6) Rooming, boarding, or tourist home.
 - (7) Confectionery or bakery shop.
 - (8) Laundromat, or automatic self-service laundry.
 - (9) Large-scale newspaper or job printing establishment.
 - (10) Motor vehicle service station, motor vehicle sales agency, public garage or automobile repair shop.

- (11) Contractor or general service shop, including plumbing, heating, carpentry, welding, cabinetmaking, furniture repair; the production of craft products, and those accessory uses reasonably necessary for such production. "Craft products" shall include, but not be limited to, pottery, woodwork, weaved goods, paintings, and sculptures.
 - (12) Commercial greenhouse.
 - (13) Lumberyard, or outdoor storage of building materials or of products of manufacturing uses permitted in the Borough, but not including a junkyard, provided that the area used for such use is suitably screened from the surrounding area by a fence, wall, planting or other barrier not less than six feet in height.
 - (14) Laundry or dry cleaning dropoff and delivery shop.
 - (15) Fire or police station.
 - (16) Municipal building or use.
 - (17) Post office.
 - (18) Public utility office, substation, or other use.
 - (19) Any use of the same general character as any of the above-permitted uses.
 - (20) Accessory use on the same lot with and customarily incidental to any of the above-permitted uses, which shall include:
 - (a) Storage shed.
 - (b) Parking lot.
 - (21) Truck and farm equipment sales and service.
 - (22) Restaurant, without drive-through service.
- B. Uses permitted as conditional use. A building may be erected or used and a lot may be used or occupied for any one of the following uses, and no other, when approved as a conditional use (see §430-110, Conditional use procedures): **[Amended 2-16-1999 by Ord. No. 184; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]**
- (1) Hotel.
 - (2) Restaurant, with drive-through.
 - (3) Theater.
 - (4) Shopping center, to include any combination of permitted uses, in accordance with § 430-94.
 - (5) Mixed-use, in accordance with § 430-90.
 - (6) School or educational institution.
 - (7) Recreation, or assembly, including bowling alley, skating rink, or similar establishment.

- (8) Club or lodge organized for civic, fraternal or social purposes, provided that the chief activity shall not be one which is customarily carried on as a business, and provided that the buildings and services shall be for the use of members and their guests only.
- (9) Mortuary.
- (10) Laundry and dry-cleaning plant.
- (11) Gasoline station, which may include a convenience store.
- (12) Garage or parking facility as a principal use.
- (13) Tavern.
- (14) Quarry or mining operations. [Added 2-16-1999 by Ord. No. 184]¹
- (15) Multiple-use commercial center.²³

§ 430-40. Area and bulk regulations. [Amended 4-19-2005 by Ord. No. 209]

- A. All uses in the Commercial District, except for multiple-use commercial center, shall comply with the following:
 - (1) Minimum lot area: 3,000 square feet.
 - (2) Maximum building coverage: 60%.
 - (3) Maximum lot coverage: 85%.
 - (4) Yard setback requirements. Front, side and rear yards shall be provided on each lot as follows:
 - (a) Minimum front yard setback: 35 feet.
 - (b) Minimum side yard setback: 10 feet.
 - (c) Minimum rear yard setback: 20 feet.
 - (5) Maximum height regulations: 45 feet. Accessory structures shall not exceed 16 feet in height.
- B. The following regulations shall apply to multiple-use commercial center:
 - (1) Minimum tract area: 3 1/2 acres.
 - (2) Maximum building height: 45 feet.
 - (3) Maximum impervious area: 80%.

1. Editor's Note: This ordinance also repealed original Sec. 8.2C, Uses permitted by conditional use, which immediately followed this subsection.

2. Editor's Note: Original Sec. 8.2C, Uses permitted by conditional use, which immediately followed this subsection, was repealed 2-16-1999 by Ord. No. 184.

3. Editor's Note: Original Sec. 8.2C, Uses permitted as a conditional use, added 4-19-2005 by Ord. No. 209, which immediately followed

- (4) Minimum setback from public street right-of-way:
 - (a) To all parking areas: 15 feet.
 - (b) To all buildings: 70 feet.
- (5) There shall be no outside display and/or storage.
- (6) Off-street, on tract parking shall be provided so that the total number of spaces for the exclusive use of the multiple-use commercial center shall be at least one space for each 250 square feet of gross leaseable floor area.
- (7) When a parking area is located along a public street and/or between a public street and a building, a continuous solid three-foot-high evergreen hedge shall be provided, prior to occupancy, between the parking area and the street. A planting island shall be provided in the parking area for each 20 parking spaces and a tree shall be planted and continuously maintained in each island.

§ 430-41. Additional standards.

All uses in the C District shall comply with the following additional standards:

- A. Design standards, established in Article XIII.
- B. Regulations governing the use of signs, as established in Article XV.
- C. Regulations relating to the use of floodplains, steep slope, wetland and woodland areas, as established by Article XII, Environmental Protection Standards, except that with respect to a commercial-business use(s) type development, §§ 430-61, Carbonate Overlay District, 430-62, Floodplain regulations, 430-63, Wetland Protection Overlay District, 430-64, Steep Slope Overlay District, and 430-65, Woodland Overlay District, shall not apply, provided that it shall be a condition of any conditional use approval for such use that the applicant or the applicant's successors or assigns shall establish, to the Borough's satisfaction, prior to doing any work and/or filling in the Floodplain Hazard Overlay District, that such work and/or filling will be in compliance with all applicable regulations of the Federal Emergency Management Agency and will not compromise, in any way, the Borough's regulatory duties in a manner that could affect the availability and/or cost of flood hazard insurance for property and improvements within the Borough. **[Amended 4-19-2005 by Ord. No. 209]**
- D. Access and traffic control standards, according to § 430-73.