

**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**

CELL: 484.947.8988

OFFICE: 610.399.5100

richdiprimio@kw.com

Each Office Independently Owned and Operated

## Executive Summary



## Offering Summary

Retail Lease Rate:	\$2,000 /month + taxes & utilities
Sales Price:	\$799,000
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!



276 Dilworthtown Rd.  
West Chester, PA 19382

PRESENTED BY:

**Rich DiPrimio**

CELL: 484.947.8988

OFFICE: 610.399.5100

richdiprimio@kw.com

Each Office Independently Owned and Operated

126 E Lincoln Hwy, Coatesville, PA 19320

## 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	\$2,000 (Pro Forma)	\$24,000
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
<b>Totals/Average s</b>			<b>TOTAL \$8,800</b>	<b>\$105,600,</b>

### Annual Expenses

Taxes	\$6512/year (Total tax is \$9,868/year with retail unit responsible for 1/3.)
Water & Sewer	\$6000
Dumpster	\$2400
Insurance	\$4000

### Total Expenses

**\$18,912**



276 Dilworthtown Rd.  
West Chester, PA 19382

PRESENTED BY:

**Rich DiPrimio**

CELL: 484.947.8988

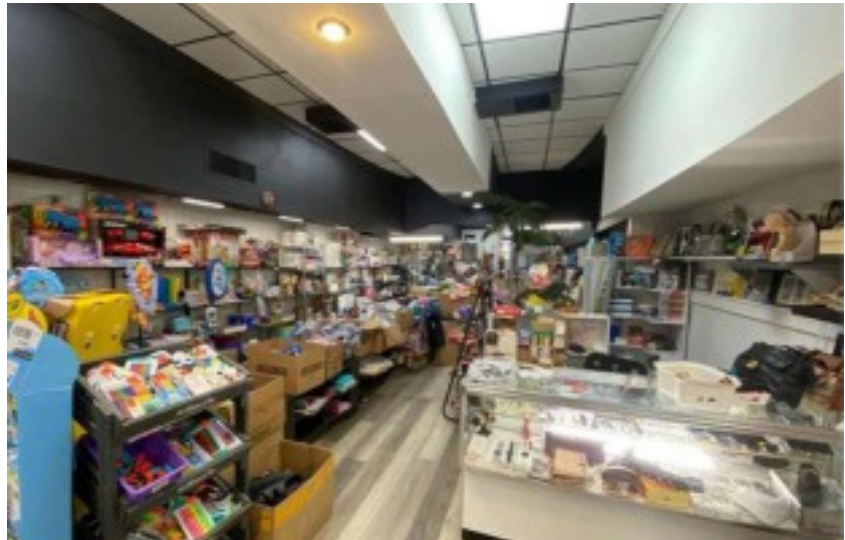
OFFICE: 610.399.5100

richdiprimio@kw.com

Each Office Independently Owned and Operated



126 E Lincoln Hwy, Coatesville, PA 19320



276 Dilworthtown Rd.  
West Chester, PA 19382

PRESENTED BY:

**Rich DiPrimio**

CELL: 484.947.8988

OFFICE: 610.399.5100

richdiprimio@kw.com

Each Office Independently Owned and Operated

126 E Lincoln Hwy, Coatesville, PA 19320



276 Dilworthtown Rd.  
West Chester, PA 19382

PRESENTED BY:

**Rich DiPrimio**

CELL: 484.947.8988

OFFICE: 610.399.5100

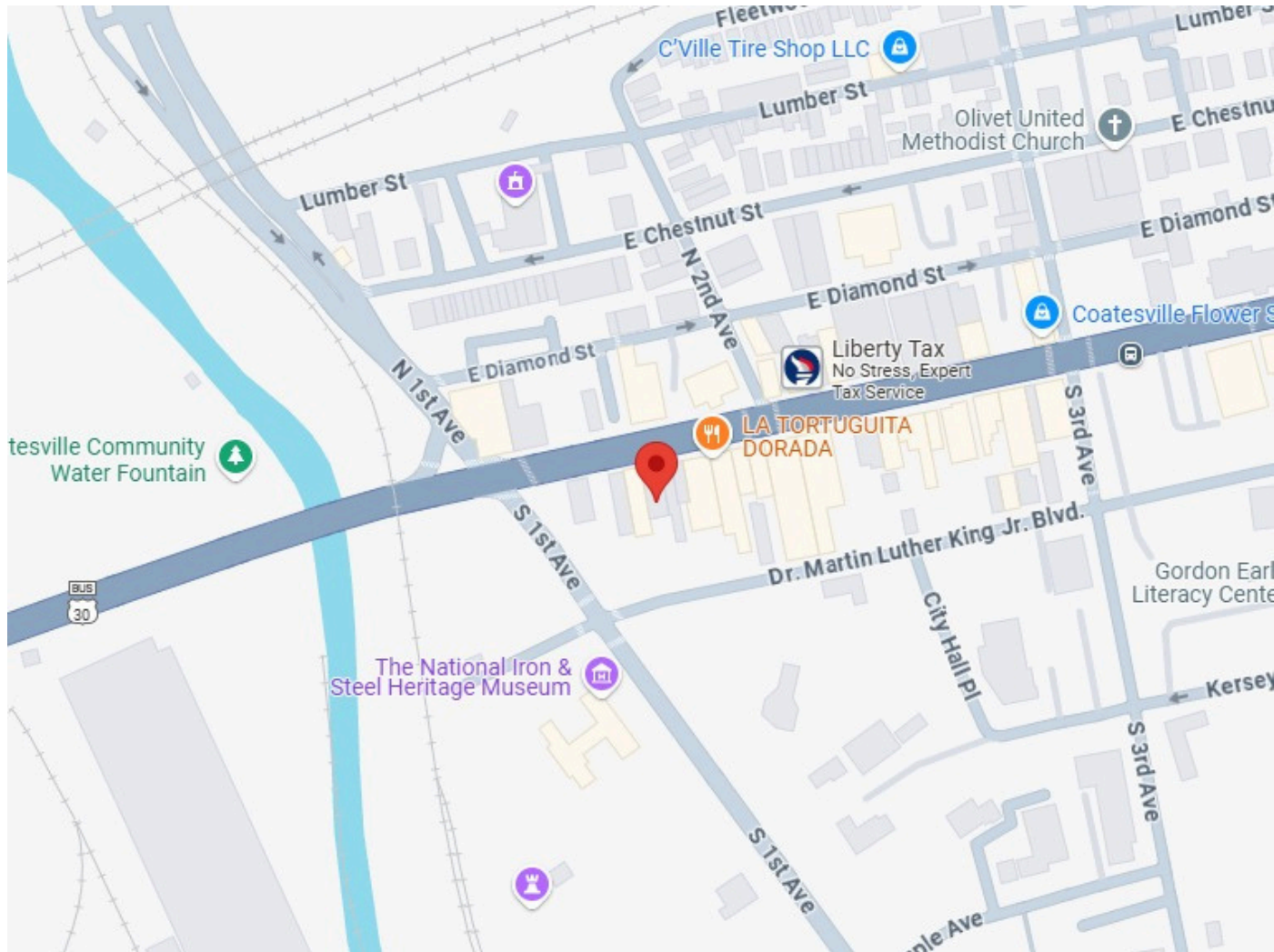
richdiprimio@kw.com

Each Office Independently Owned and Operated



126 E Lincoln Hwy, Coatesville, PA 19320

## Location Map



276 Dilworthtown Rd.  
West Chester, PA 19382

PRESENTED BY:

**Rich DiPrimio**

CELL: 484.947.8988

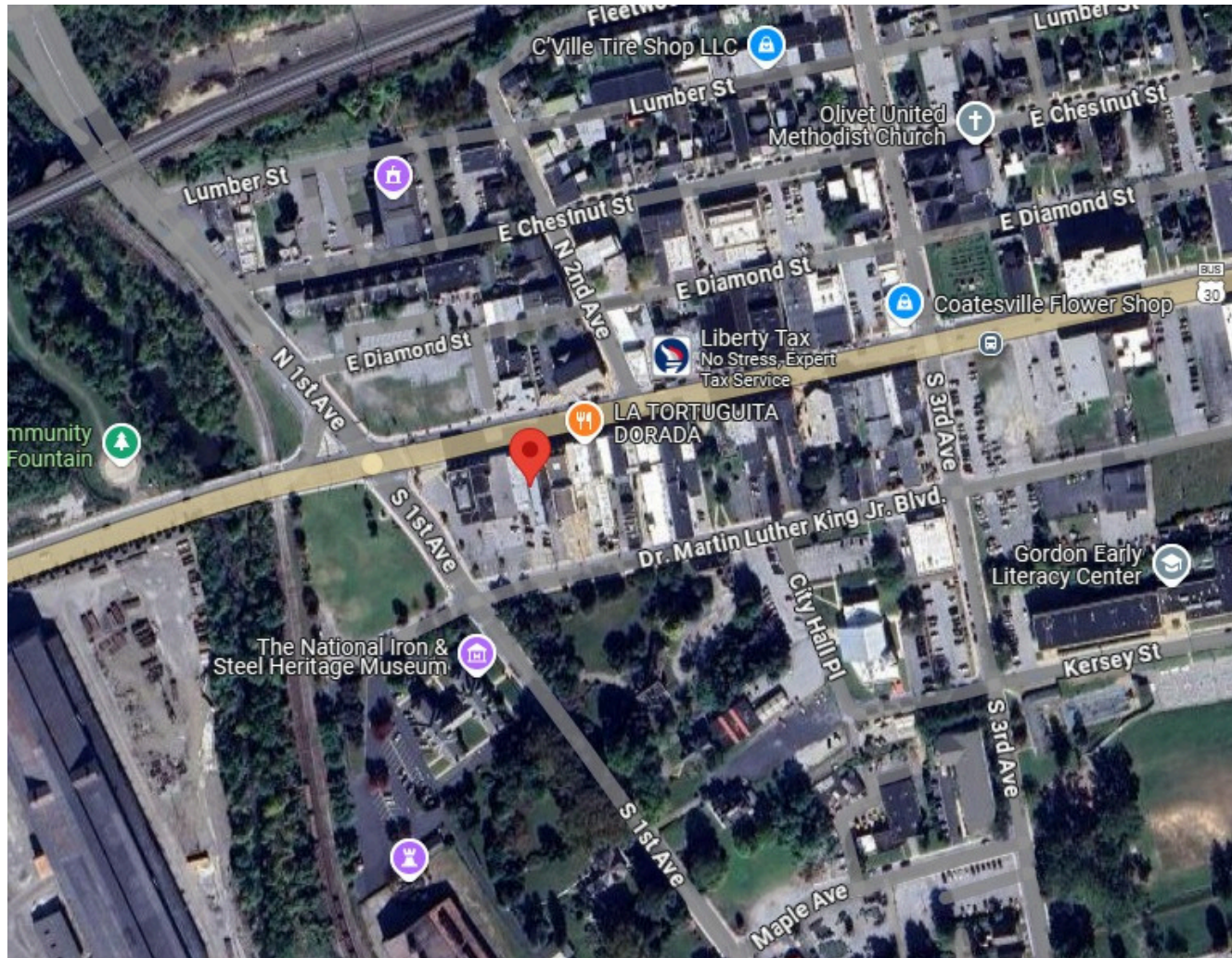
OFFICE: 610.399.5100

richdiprimio@kw.com

Each Office Independently Owned and Operated

126 E Lincoln Hwy, Coatesville, PA 19320

Ariel Map



276 Dilworthtown Rd.  
West Chester, PA 19382

PRESENTED BY:

**Rich DiPrimio**

CELL: 484.947.8988

OFFICE: 610.399.5100

richdiprimio@kw.com

Each Office Independently Owned and Operated



## Confidentiality & Disclaimer

All materials and information received or derived from KW Commercial West Chester its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither KW Commercial West Chester its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial West Chester will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial West Chester makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial West Chester does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial West Chester in compliance with all applicable fair housing and equal opportunity laws. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



276 Dilworthtown Rd.  
West Chester, PA 19382

PRESENTED BY:

**Rich DiPrimio**

CELL: 484.947.8988

OFFICE: 610.399.5100

[richdiprimio@kw.com](mailto:richdiprimio@kw.com)

Each Office Independently Owned and Operated