



Available For Sale - Pizza & Auto Shop

399 Nottingham Rd, Nottingham, PA 19362



276 Dilworthtown Rd.
West Chester, PA 19382

PRESENTED BY:

Rich DiPrimio

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richdiprimio@kw.com

Executive Summary



Offering Summary

Sales Price:	\$500,000
Building Size:	+/- 4,072 SF
Zoning:	C-1

Property Highlights

0.31 Acre Lot
High Visibility Intersection Location
Long Term Tenants

Property Overview

KW Commercial is pleased to exclusively present the sale of 399 Nottingham Road in Nottingham, PA. The property is currently occupied by two long term tenants, an auto mechanic and a pizza shop. The auto shop is about 2,669 SF and consists of a small office space and a 45 x 41 shop with two overhead drive-in doors. The Pizza shop is about 1,400 SF and has a kitchen with a cashier counter, a small dining area with six tables, and a storage room. The property is separately metered so tenants pay their own utilities and share two common area restrooms. The businesses benefit from high visibility on a 0.31 acre corner lot at the busy intersection located at Nottingham Road and Brown Road in Lancaster County. This sale includes the real estate only, no businesses or trade fixtures included in the sale.



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Current Rent Roll and Property Expenses

SUITE	RENT	LEASE END
Pizza Shop*	\$2,000/month + utilities	2032
Auto Shop	\$1,700/month + utilities	MTM

*Pizza shop lease goes from June 27, 2022 to June 27, 2027 at \$2,000/month plus utilities and auto renews from June 28, 2027 to June 27, 2032 at a rate of \$2,200/month plus utilities.

TOTAL	\$3,700/Month
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EXPENSES

Taxes - \$3,525

Insurance - \$2,500

TOTAL	\$6,025
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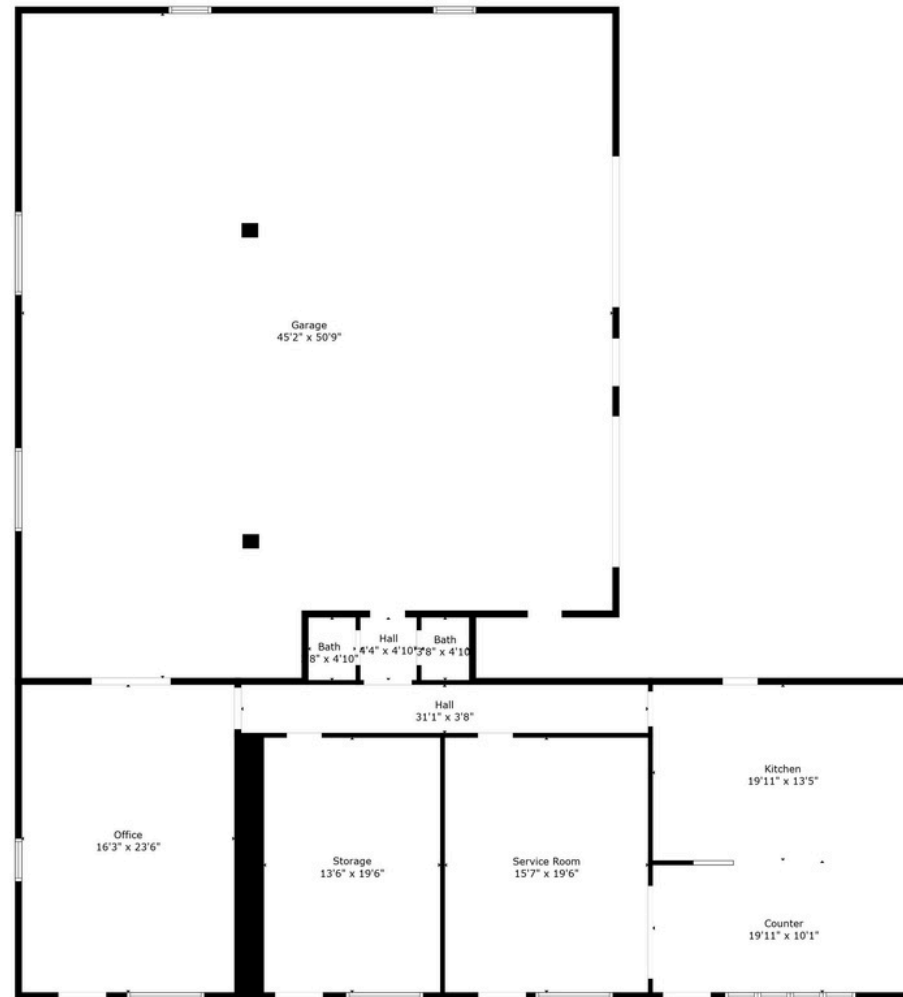
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238-244 E. High Street, Pottstown, PA 19464

Floor Plan



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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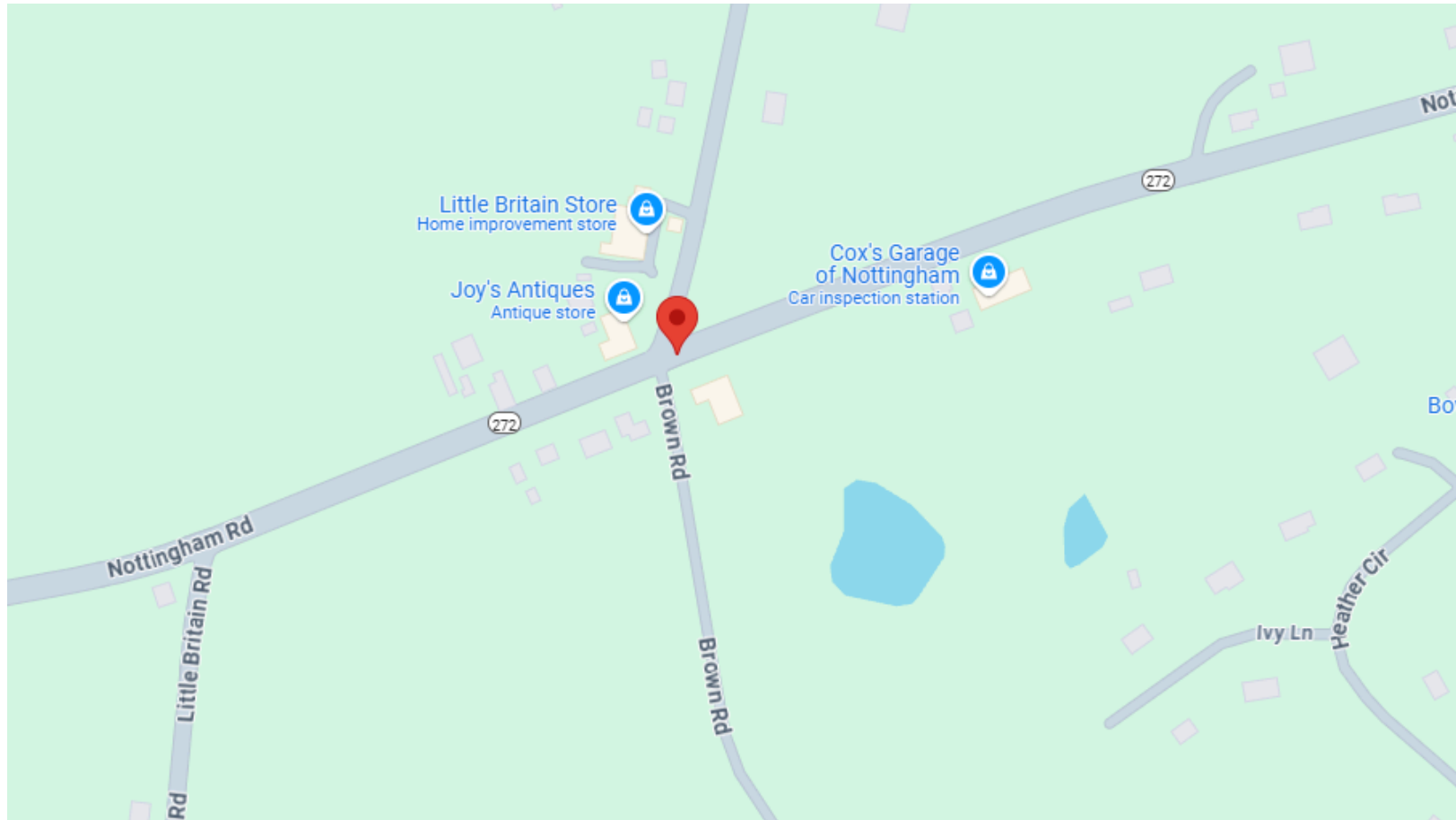
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Location Map



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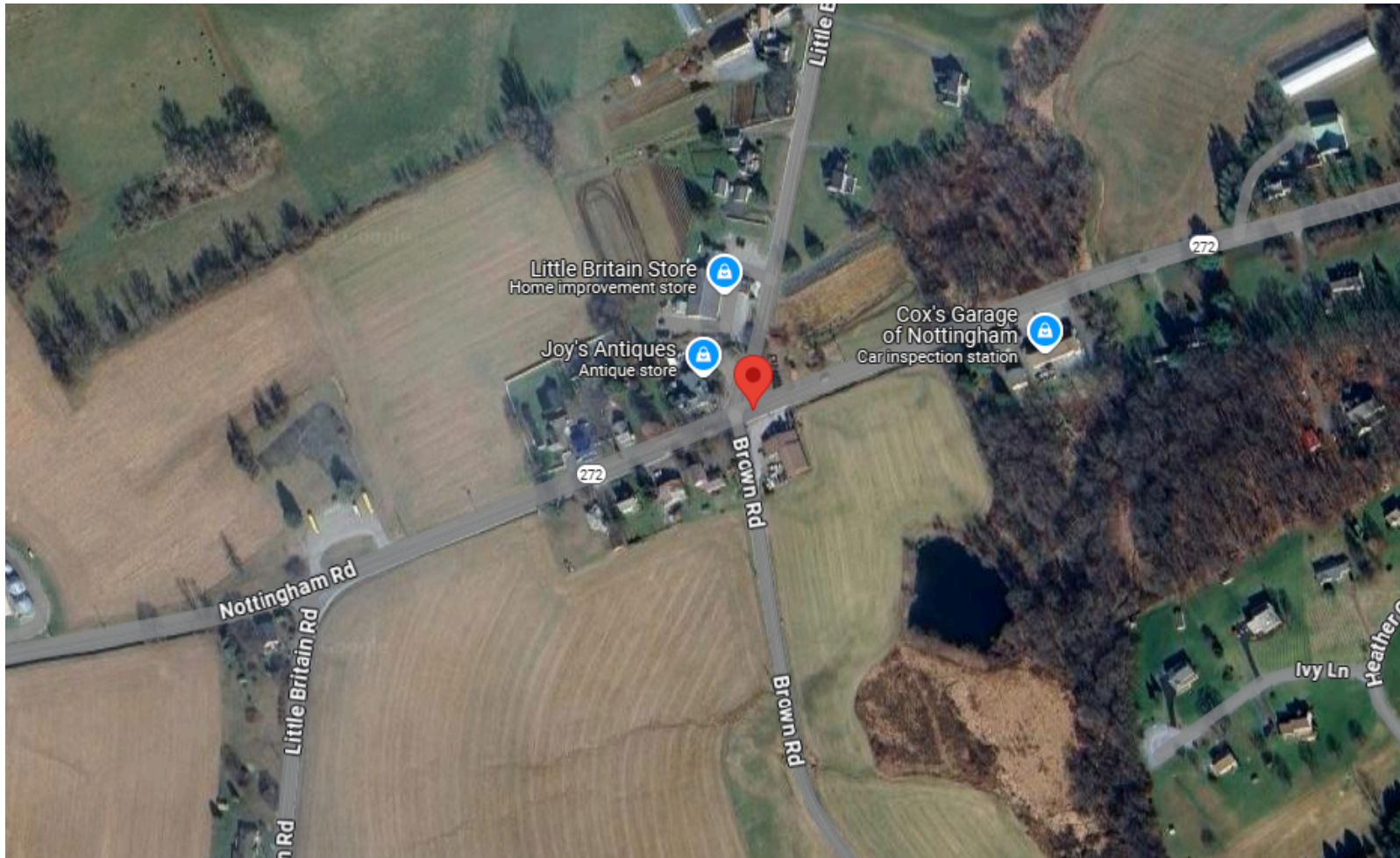
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Ariel Map



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