



RETAIL FOR SALE

WEST CHESTER
BORO

16 E. GAY STREET
WEST CHESTER, PA

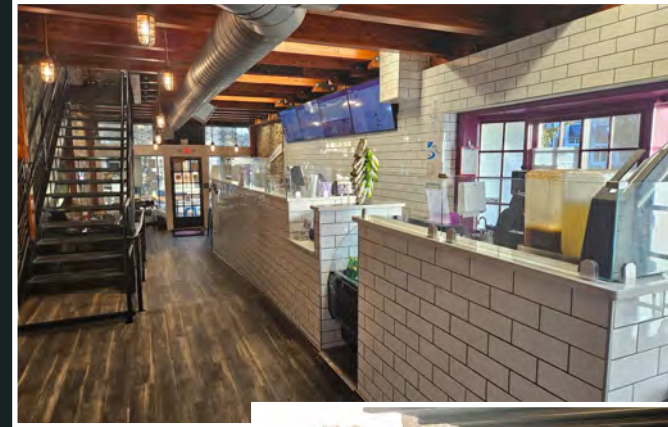


PROPERTY HIGHLIGHTS



- Center of West Chester Borough Retail
- 2,333 SF on Two Floors
- Seating for 50 (36 Inside + 14 Patio)
- All High Level Finishes
- Large Windows Overlooking Downtown
- Outdoor Seating Area
- Adjacent Parking Lot 61 Cars
- High Visibility Street Frontage and Signage
- Completely Renovated 2024
- New Roof
- New HVAC
- New 500 Amp Electrical Service
- New Plumbing Throughout
- Fully Fit-Out QSR
- Seller Will Lease Back Under NNN Lease
- 7% Cap Rate
- Can Be Delivered Vacant at Sale

SALE PRICE:
\$1,600,000



PROPERTY PHOTOS



16 E. GAY STREET | WEST CHESTER, PA

PROPERTY OVERHEAD



16 E. GAY STREET | WEST CHESTER, PA

DOWNTOWN WEST CHESTER



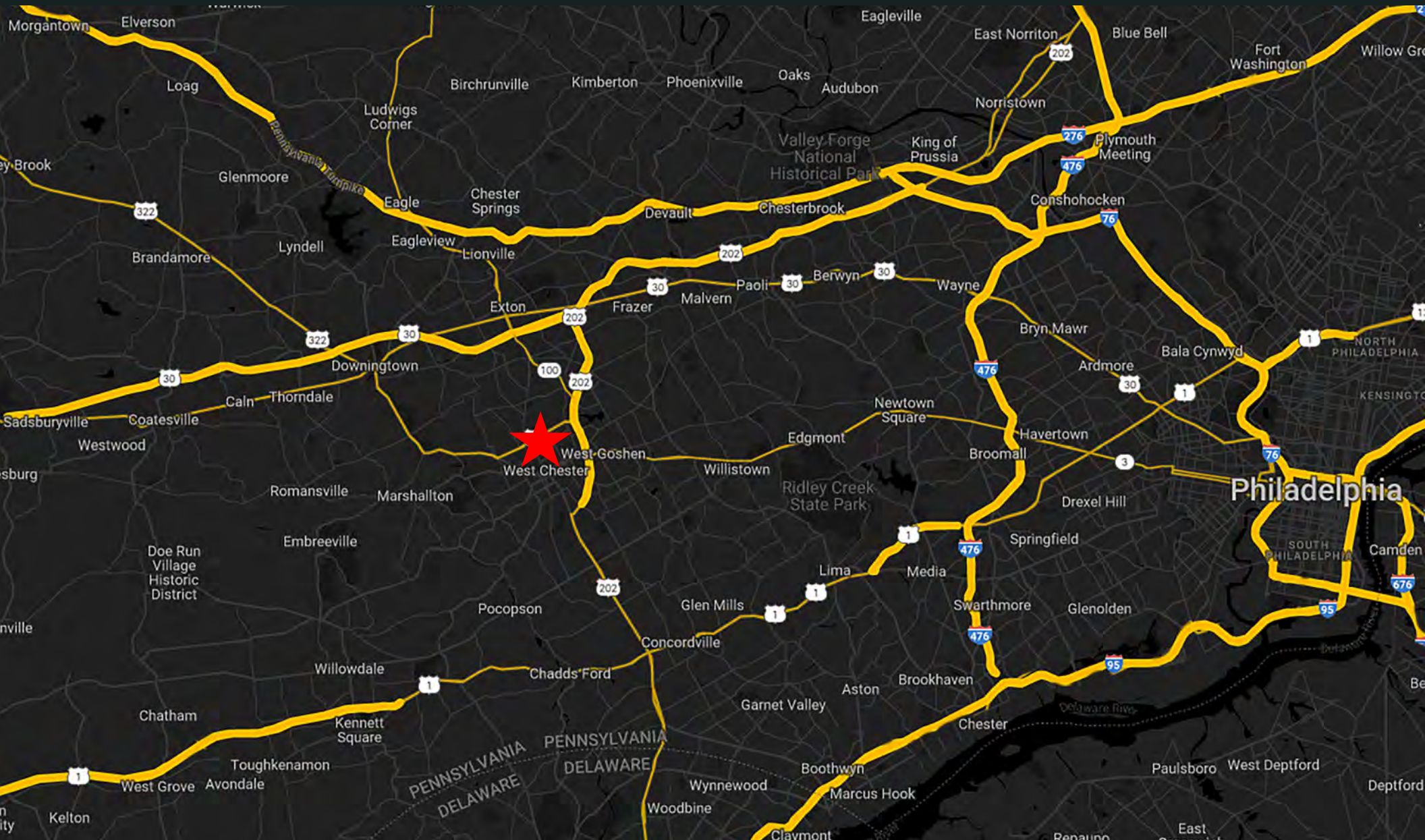
16 E. GAY STREET | WEST CHESTER, PA

PARKING GUIDE



16 E. GAY STREET | WEST CHESTER, PA

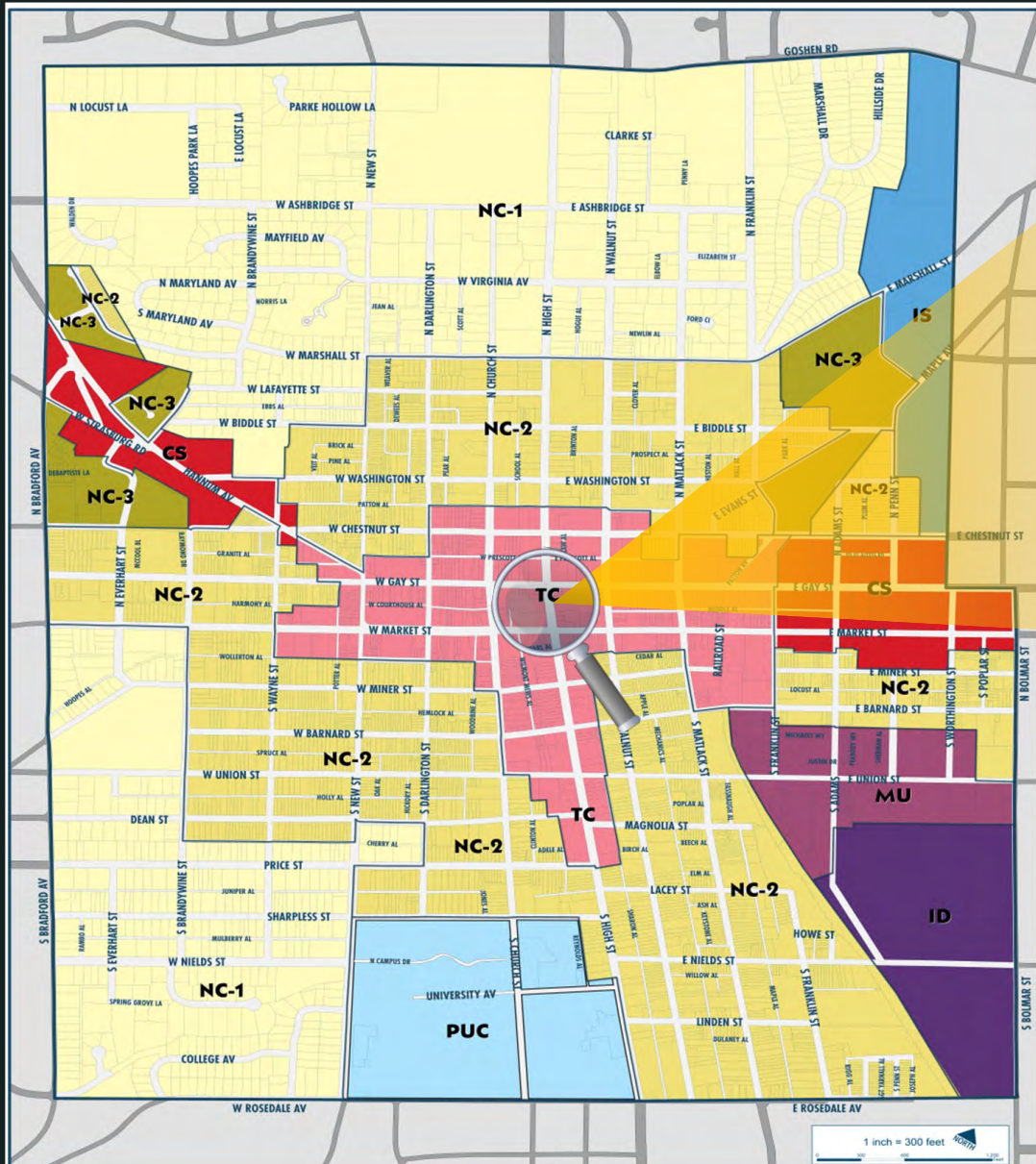
AREA MAP



16 E. GAY STREET | WEST CHESTER, PA

ZONING MAP

**All zoning information should be independently verified with governing municipality.



ZONING: TC
TOWN CENTER

16 E. GAY STREET | WEST CHESTER, PA

ZONING INFORMATION



****All zoning information should be independently verified with governing municipality.**

§ 112-309. TC Town Center District.

The Town Center District is designed to accommodate uses appropriate to the Central Business District, especially within the Retail Overlay District, and to provide regulations to ensure that the scale and character of the historic and retail commercial environment is maintained. The district is also designed to include regulations to encourage the provision of pedestrian amenities and protect the character of adjoining residential zoning districts. The district is not intended to accommodate commercial uses which are more appropriate for the Commercial Service District and entail high-volume traffic turnover, large parking areas and/or outdoor storage and display areas.

§ 112-304. Permitted uses.

A. Principal uses. The uses listed below are permitted by right in the zoning districts as designated below. **[Amended 10-20-2021 by Ord. No. 10-2021]**

TC TOWN CENTER DISTRICT—PERMITTED USES

BY-RIGHT USES:

Banks

Community facilities

Multifamily

Municipal uses

Offices

Personal service shops

Religious uses

Restaurants, licensed

Restaurants, unlicensed

Restaurants, café, limited to Café I, Café II Dist.

Restaurants, pub [2]

Retail stores, shops

Single-family attached

Single-family detached

Single-family semidetached

Two-family attached

Two-family detached

Two-family semidetached



FOR MORE INFO **CONTACT US**

ERIC KUHN

(484) 887-8202 | Ext. 101

EKuhn@PillarRealEstateAdvisors.com

"The information contained in this document has been obtained from sources believed reliable. While Pillar Real Estate Advisors, LLC does not doubt its accuracy, Pillar Real Estate Advisors, LLC, has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on several factors which should be evaluated by your tax, financial and legal advisors to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited."