

1030-1038 E Lincoln Hwy.
Coatesville, PA

Funeral Home Properties
For Sale



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LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

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Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

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EXECUTIVE SUMMARY

PROPERTY TYPES:	Three Funeral Home Properties
BUILDINGS:	Two buildings on E Lincoln Highway
PARKING Lot:	• Located Behind the Funeral Home • 15 spaces, 30 spaces if stacked
ZONING:	Highway Commercial (C-3) District
LOCATION:	City of Coatesville



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1030 E LINCOLN HIGHWAY

BUILDING:	Funeral home with a large 3-bedroom apartment
STORIES:	2
SQUARE FEET:	9,032 SF per county records 7,727 SF +/- per CubiCasa
OPERATING EXP:	\$41,270 +/- Including: Real Estate Taxes, Insurance, Utilities, Maintenance and Repairs, Landscaping and Snow Plowing
UTILITIES:	Public Water, Sewer, Electric and Gas

This property has served as a funeral home in the Coatesville community since 1930.



SALE PRICE:
\$875,000

1038 E LINCOLN HIGHWAY

STORIES:	2
SQUARE FEET:	2,359 SF per county records. includes basement level
REAL ESTATE TAXES:	\$5,038
UTILITIES:	Public Water, Sewer, Electric and Gas
PARKING:	3 car garage used by funeral home
YEAR BUILT:	1907
CURRENT TENTANT:	Tenant on a short-term lease and wants to stay.



SALE PRICE:
\$250,000

FIRST AND SECOND FLOOR INFO

First Floor (1,050 SF)

- Reception / Entry Area
- 2 Offices
- 1 Conference Room
- 1 Kitchen
- 1 Bathroom
- Stairwell access to second floor and basement

Second Floor (710 SF)

- 1 Private Office
- 1 Flex Office / Office
- Library / Open Area
- 1 Bathroom
- Stairwell access



SALE PRICE:
\$250,000

BASEMENT INFO AND SUMMARY

BASEMENT

- OPEN BASEMENT/STORAGE AREA
- MECHANICAL AREA
- CRAWL SPACE
- UNEXCAVATED AREA
- WATER HEATER AND BUILDING UTILITIES

SUMMARY

- 4 OFFICES TOTAL (2 FIRST FLOOR, 2 SECOND FLOOR)
- 1 CONFERENCE ROOM
- 1 RECEPTION/ENTRY AREA
- 1 KITCHEN
- 2 BATHROOMS (1 ON EACH FLOOR)
- 1 LIBRARY/OPEN AREA
- BASEMENT STORAGE/MECHANICAL SPACE



SALE PRICE:
\$250,000

EAST HARMONY STREET PARKING

LOCATION:	Behind funeral home property
# OF SPACES:	15 (30 if Stacked)
GARAGE:	2 Car Garage included (600 SF)
REAL ESTATE TAXES:	\$2,204
ACREAGE:	0.2479 Acres



SALE PRICE:
\$100,000

LOCATION SITE MAP



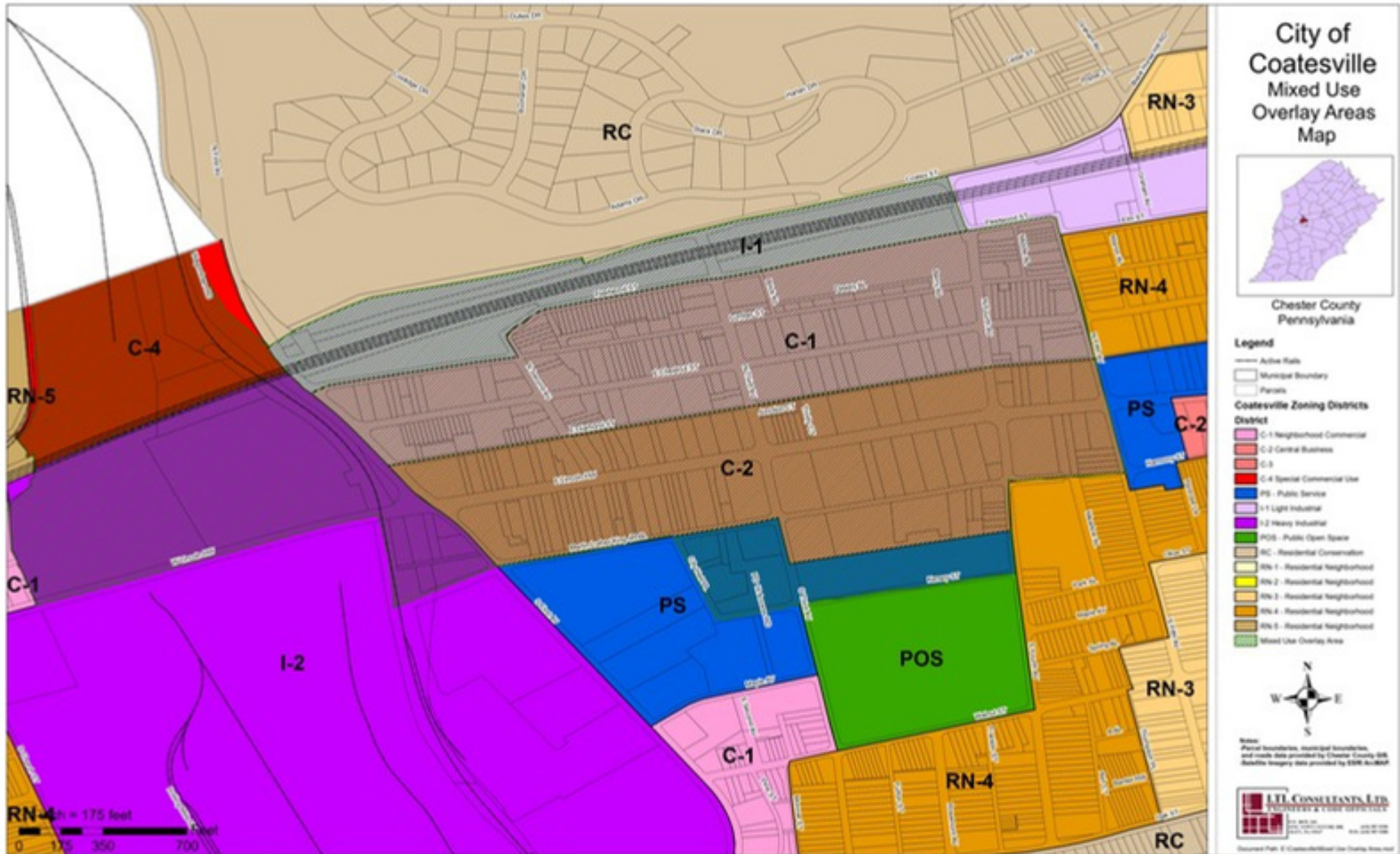
PHOTOS



PHOTOS



ZONING MAP



ZONING CODE

§ 224-18. Highway Commercial (C-3) District.

A. Purpose. The provisions of this district have been enacted to:

1. Accommodate automobile-oriented commercial uses which may not be appropriate within residential neighborhoods or the downtown.
2. Locate commercial uses with high parking, traffic and lighting requirements within an appropriate area.
3. Allow a wide variety of commercial uses.
4. Provide opportunities for small- and large-scale businesses.

B. Permitted uses and structures.

1. Uses permitted by right. The following uses and structures are permitted by right within this district. Proposals are limited to one principal use and any associated accessory uses and structures.
 - a. All uses permitted in RN-4, excluding multi family.
 - b. Auto service. [Refer to § 224-60B(5).]
 - c. Commercial/trade school [Refer to § 224-60B(2).]
 - d. Convenience store.
 - e. Day-care center. [Refer to § 224-60B(1).]
 - f. Financial institution. [Refer to § 224-60C(4).]
 - g. Group quarters. [Refer to § 224-608(4).]
 - h. Health/recreation spa.
 - i. Hotel.
 - j. Indoor commercial recreation.
 - k. Life-care facility [Refer to § 224-60B(5).]
 - l. Medical clinic.
 - m. Motel
 - n. Movie theater.
 - o. Nightclub.
 - p. Office center. [Refer to § 224-60C(8).]
 - q. Playhouse.
 - r. Parking lot/garage
 - s. Restaurant
 - t. Retail center. [Refer to § 224-60C(1).]
 - u. Retail complex. [Refer to § 224-60C(1).]
 - v. Tavern

ZONING CODE

§ 224-18. Highway Commercial (C-3) District.

B. Permitted uses and structures.

1. Uses permitted by special exception. The following uses and structures are permitted by special exception within this district:
 - a. [Amended 11-28-2022 by Ord. No. 1557-2022]
 - b. Any combination of uses permitted by right or special exception, or both, in accordance with § 224-62, Unified land development process.
2. Uses permitted by conditional use. The following uses and structures are permitted by conditional use within this district:
 - a. Amusement hall/arcade. [Refer to§ 224-60C(6).]
 - b. Restaurant, fast-food. [Refer to§ 224-60C(2).]
 - c. Restaurant, drive-through. [Refer to§ 224-60C(3).]
3. (1)Accessory uses and structures. Accessory uses and structures are permitted in the C-3 District in accordance with the provisions of § 224-59, Accessory uses and structures.

C. Lot area, width and coverage requirements.

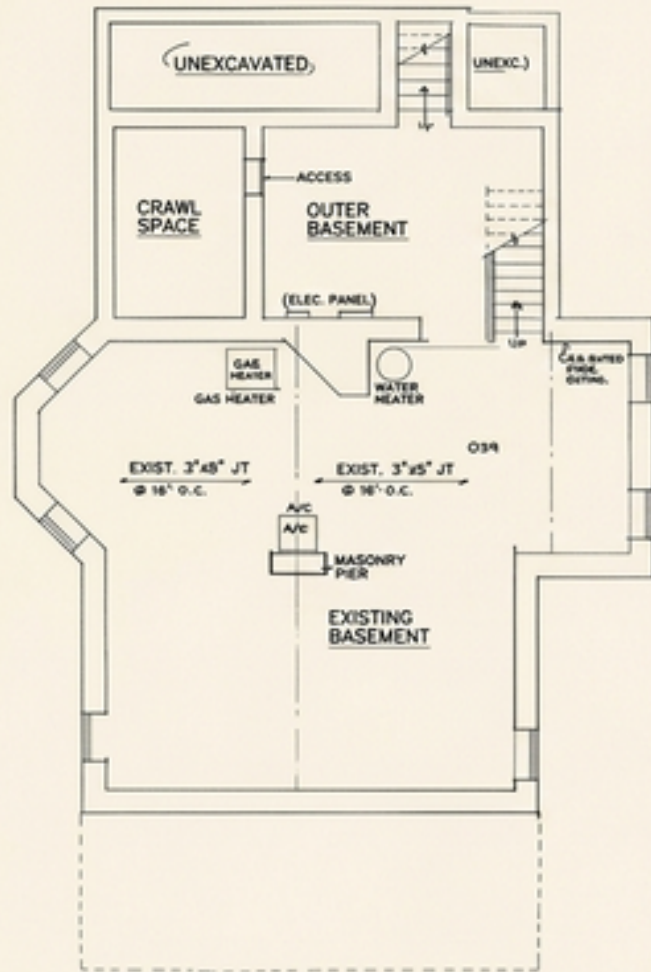
1. Residential uses. Residential uses and structures in the C-3 District maintain the lot area, width and coverage requirements as the same uses in the RN-4 District.
2. Nonresidential or institutional uses. Lot area, width and coverage requirements for nonresidential and institutional uses in the C-3 District are contained in § 224-60 of Article XII, Supplemental Use Regulations.

D. Yard requirements.

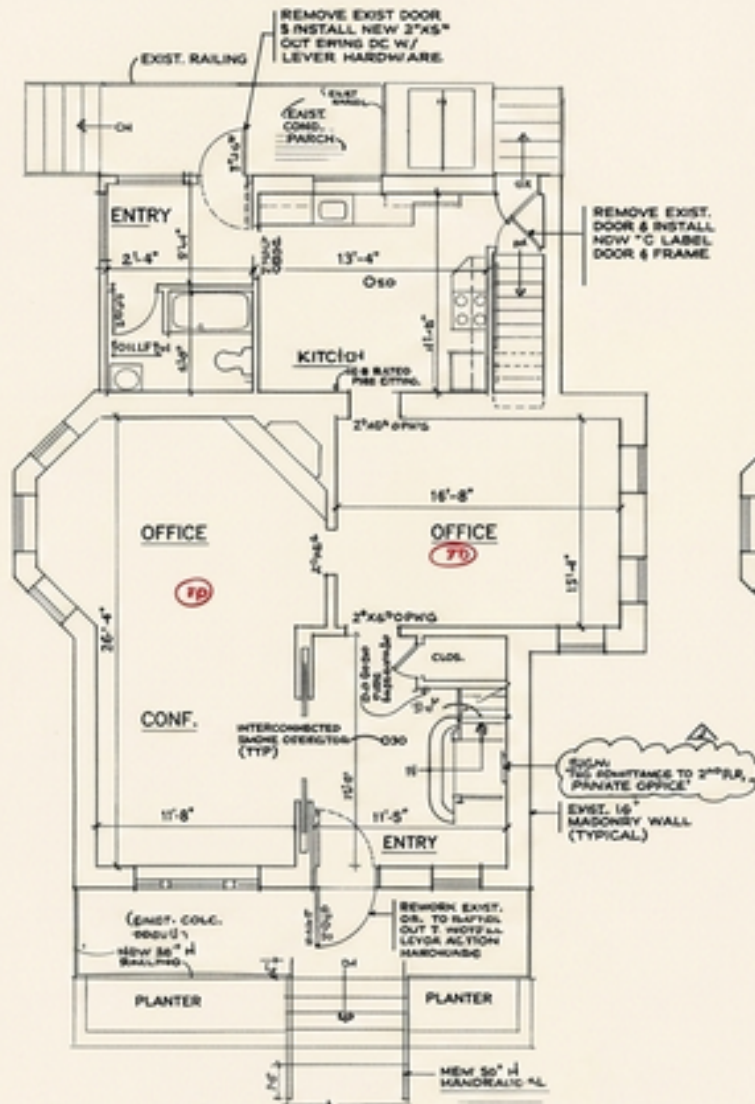
1. Front yards.
 - a. Residential uses and structures in the C-3 District shall maintain the side yard requirements for the same uses in the RN-4 District.
 - b. Nonresidential or institutional uses and structures in the C-3 District shall maintain a front yard of 20 feet.
2. Side yards.
 - a. Residential uses and structures in the C-3 District shall maintain the side yard requirements for the same uses in the RN-4 District.
 - b. Nonresidential or institutional uses in the C-3 District shall maintain a rear yard of 30 feet in depth.
3. Rear Yards.
 - a. Residential uses and structures in the C-3 District shall maintain the rear yard requirements for the same uses in the RN-4 District.
 - b. Nonresidential or institutional uses in the C-3 District shall maintain a rear yard of 30 feet in depth.

E. Building Height. Structures in the C-3 District cannot exceed 36 feet in height unless specifically exempted by provisions in § 224-48D or Article X

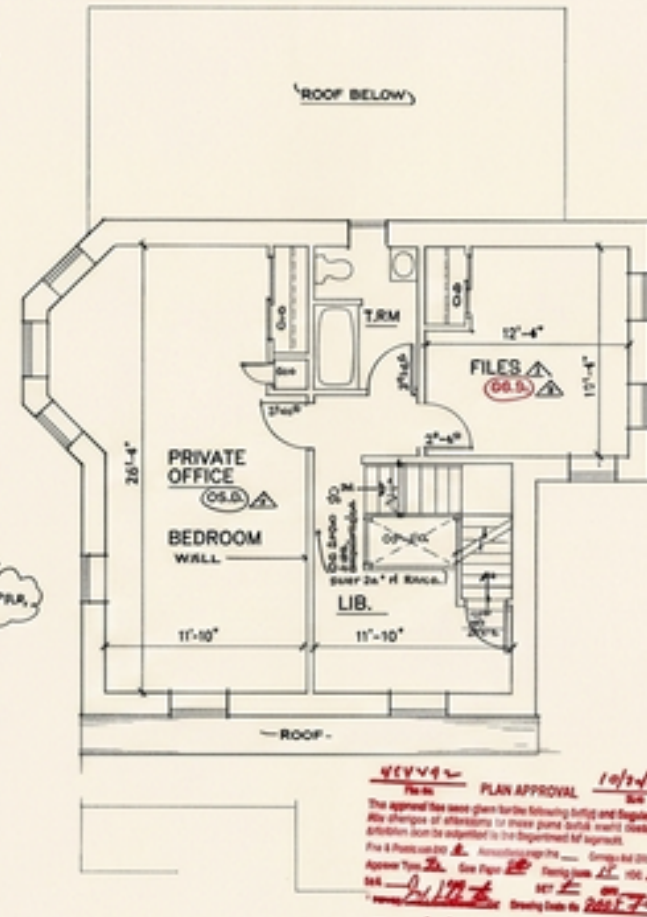
SPACE PLANS - 1038 E Lincoln Hwy



1 BASEMENT PLAN
A-1 SCALE 1/4"=1'-0"



2 FIRST FLOOR PLAN (1030 S.F.)
A-1 SCALE 1/4"=1'-0"



3 SECOND FLOOR PLAN (710 S.F.)
A-1 SCALE 1/4"=1'-0"

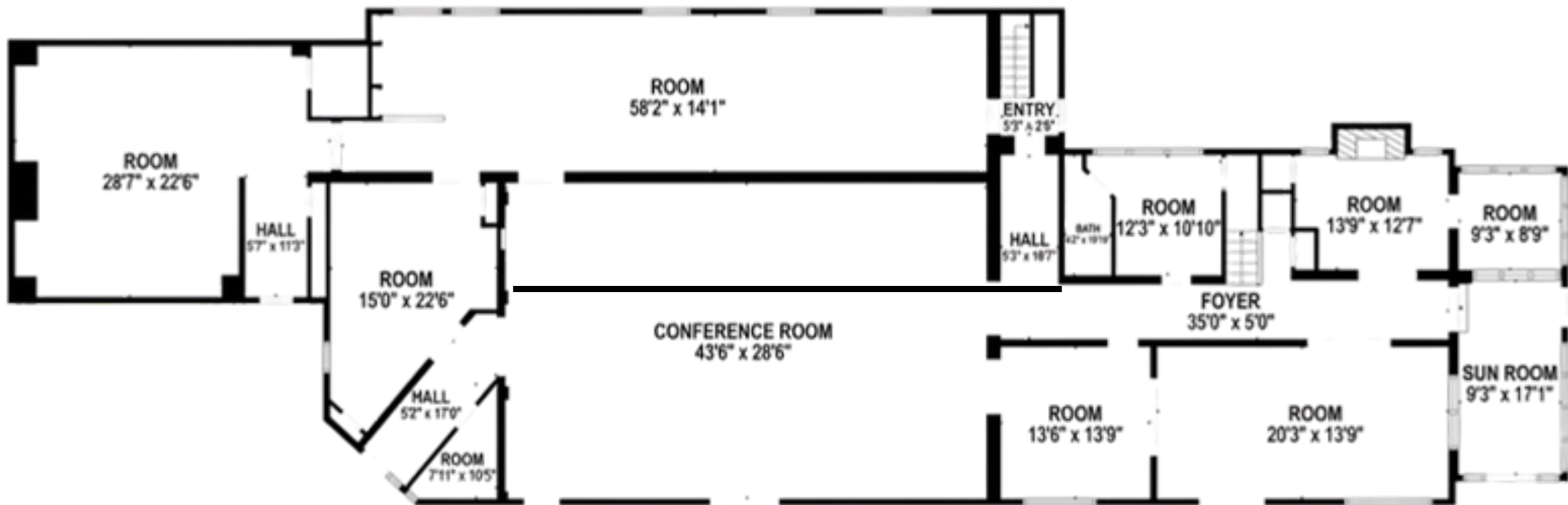
447492 PLAN APPROVAL 10/20/07
File No. Date
This approval does not grant for the following building and/or Signage.
Any changes of alterations or those plans build must obtain any
alterations from the department in the Department of permits.
Fire & Police can DO. Accessibility page the Grouped and DO
Approval Time 2. See Page 10. Meeting Time 1.00
144 10/20/07
Drawing Date 10/20/07

39. Nidos 19117
PLAN (710 S.F.)

1st floor SPACE PLAN - 1030 E Lincoln Hwy

First Floor

dimensions not to scale



5,006 Gross SF +/- as measured by CubiCasa

TOTAL: 4813 sq. ft

1st floor: 4813 sq. ft

EXCLUDED AREAS: FIREPLACE: 16 sq. ft, WALLS: 177 sq. ft

Floor plan and dimensions created by CubiCasa
measurements deemed highly reliable but not guaranteed

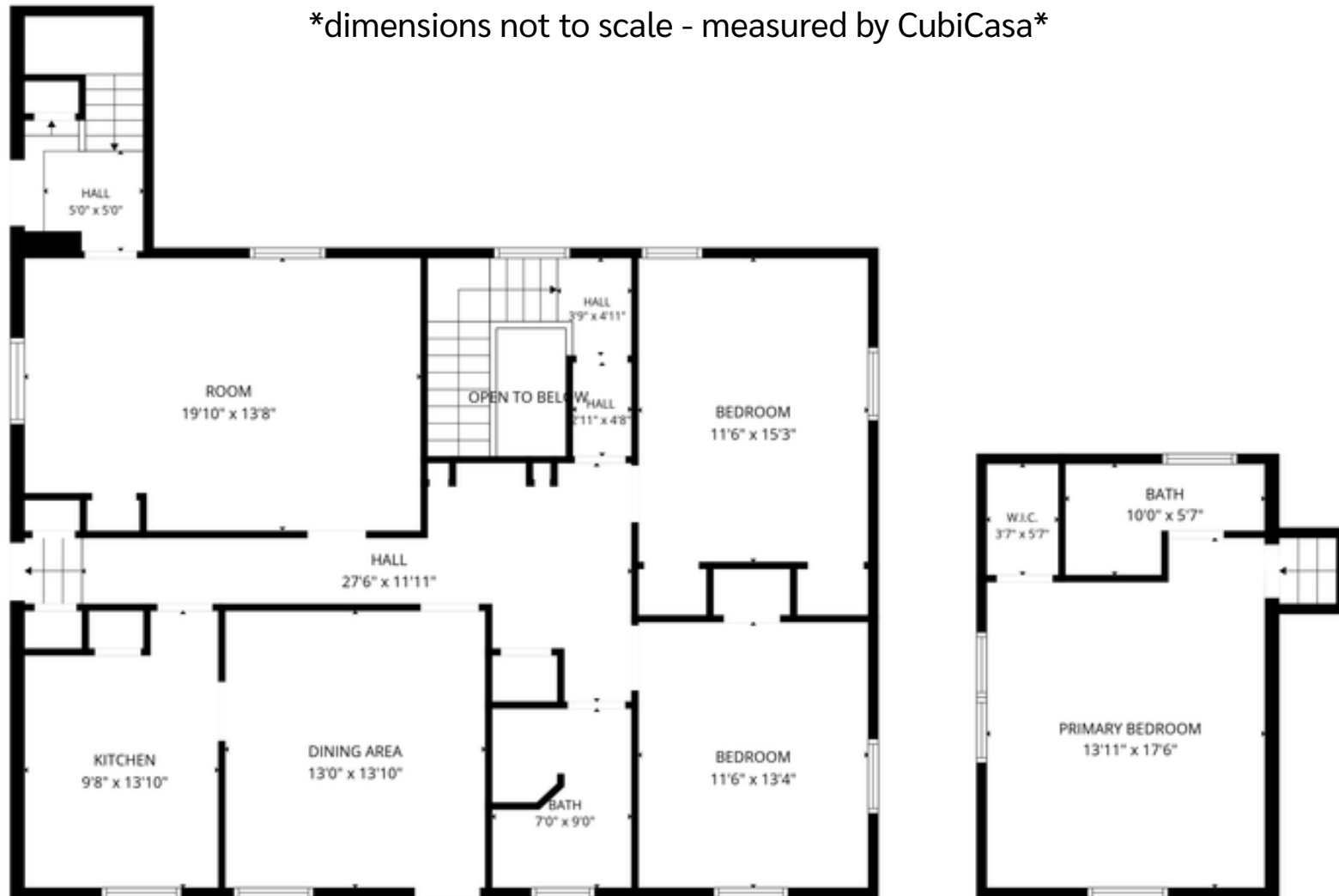
1st floor Space Plan - 3D



2nd floor SPACE PLAN - 1030 E Lincoln Hwy

Second Floor - 3 bedroom apartment

dimensions not to scale - measured by CubiCasa

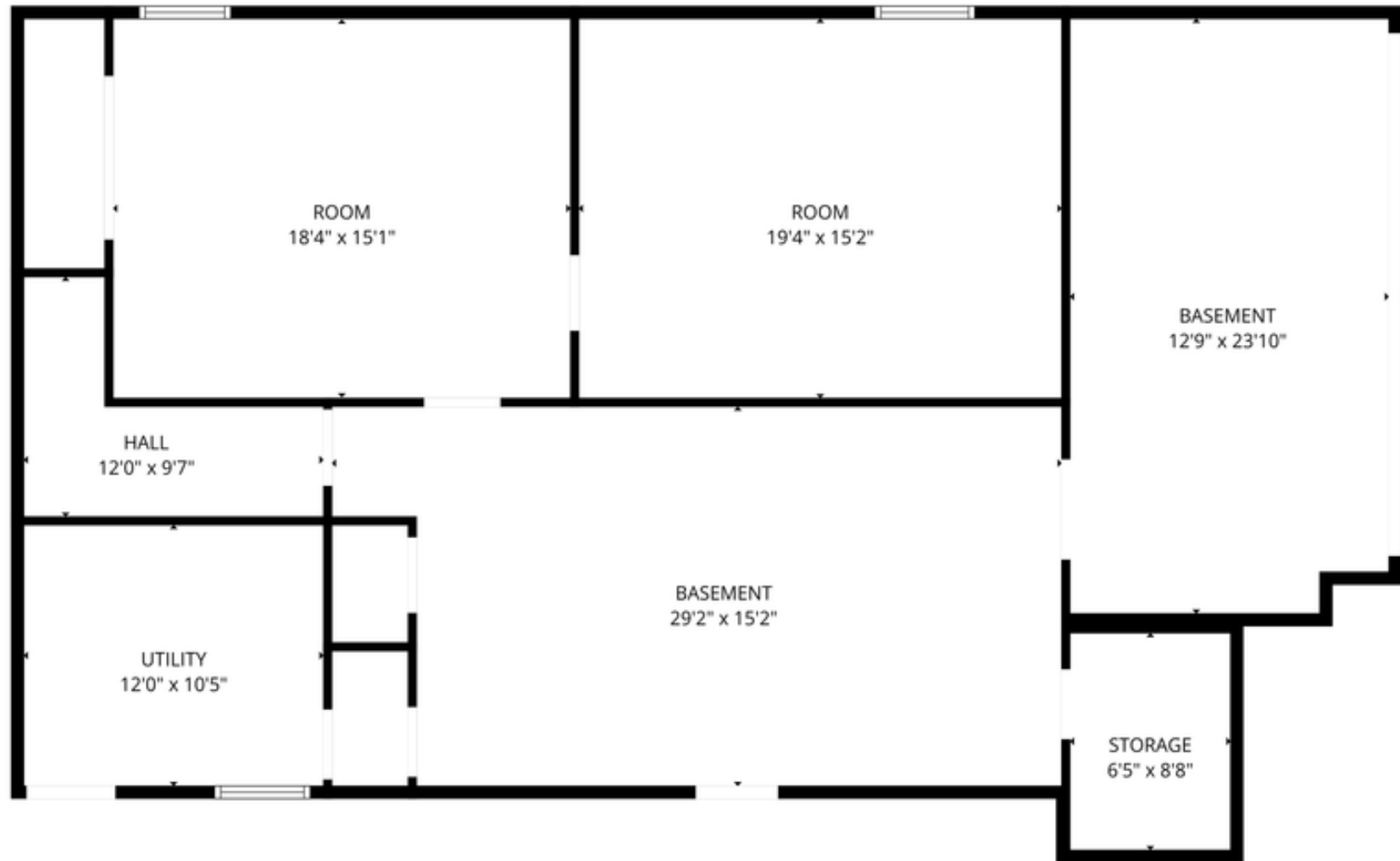


1,166 Gross SF +/- as measured by CubiCasa

Basement SPACE PLAN - 1030 E Lincoln Hwy

Basement

dimensions not to scale - measured by CubiCasa



1,555 Gross SF +/- as measured by CubiCasa



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