



**900 MAIN STREET  
BROOKHAVEN, PA**

**For Sale**

**TWYN Real Estate**  
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Wayne, PA 19087  
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# Property Description

900 Main Street consists of three (3) contiguous parcels located in Upland Borough, Delaware County. Totaling approximately 4.17 acres of land, the properties have four (4) total existing buildings that present a value-add opportunity.

## Quick Facts

Parcels	47-00-00266-00, 47-00-00266-01, & 47-00-00266-02
Addresses	429-431 Main Street & 8 JFK Drive, Upland, PA 19015
Total Acreage	Approx. 4.17 acres
Utilities	Public Water/Sewer (Not in a Flood Zone)
Total Existing Buildings	4 (plus shed)
Current Zoning	R-1 Residential
Dimensions	Approx. 328 x 573 sf



# Property Highlights

- Historic Crozer Estate
- Flat, partially cleared parcels located in Upland Borough (Chester-Upland School District)
- 4.17 acres of land, with optimal R-1 Residential zoning in place
- Upland Borough (Chester-Upland School District)
- Previous Group Home Use
- Four (4) existing buildings, plus a shed, that present value-add opportunity
- Vacated home with fully functional commercial kitchen, common areas and full institutional buildout (previously used as a Group Home)



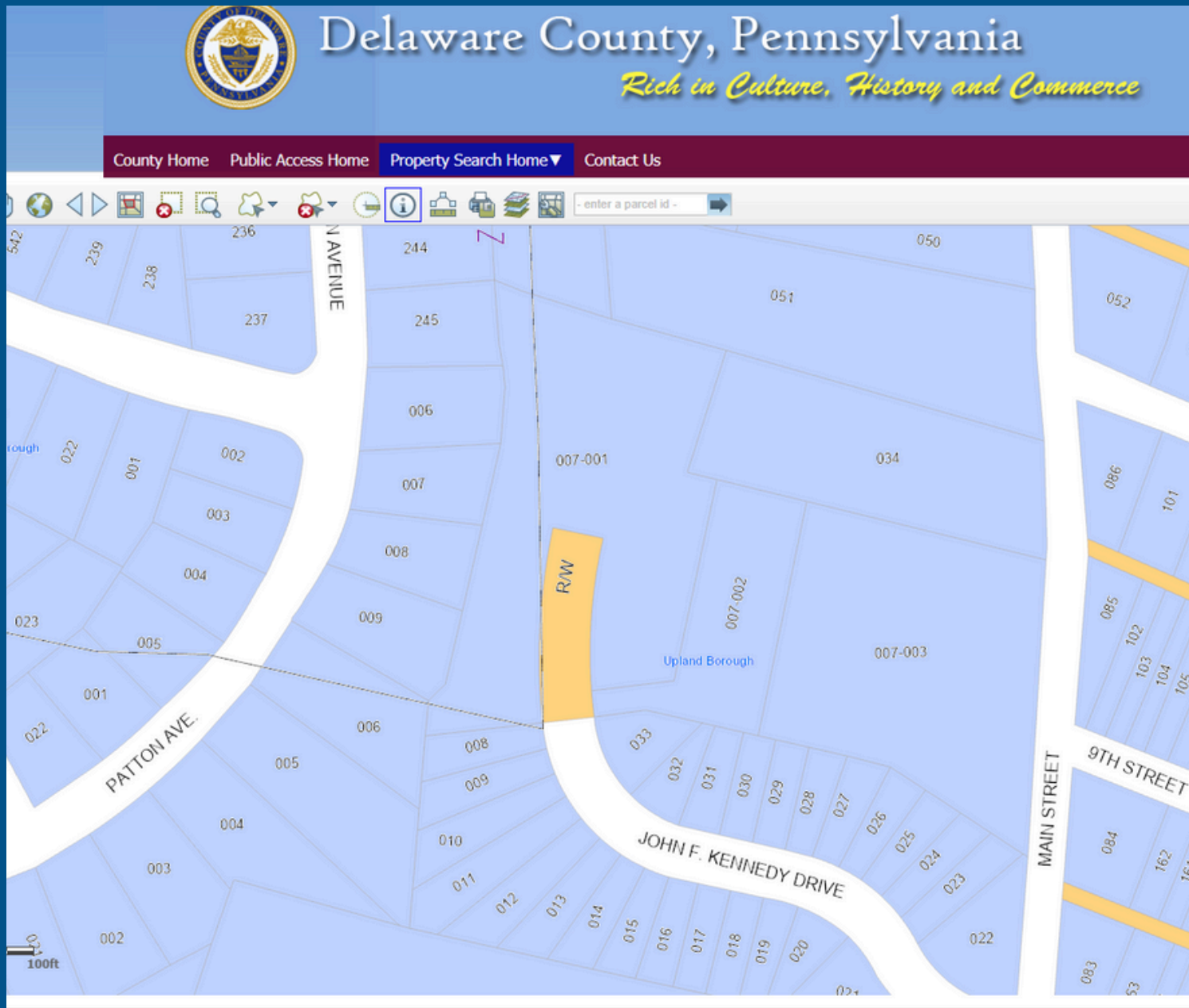


# Parcel Overview





# Delaware County Tax Parcel Map





# Location Overview





# Existing Building Details

## **Main Home (previous Group Home) - Vacated**

- Size: 7,764 SF
- Beds: 14 (16-bed use)
- Commercial Kitchen, Common Areas and Full Institutional Buildout
- Fully Functional and ready-to-lease

## **Apartment Buildings (3) - Heavy Value-Add**

- Total Units: 13 / Habitable Units: 1
- Summary
  - Building 1: 7,756 SF | 8 Units | Fully Gutted
  - Building 2: 750 SF | 1 Unit | Not Habitable
  - Building 3: 3,398 SF | 4 Units | ~600 SF used by Group Home, remainder is uninhabitable





# Existing Building Exterior Photos

Apartment Building 1, Front



Apartment Building 2, Front



Apartment Building 1, Rear



Apartment Building 3, Front



# LTSR Building Photos

Front



Rear





# Current Zoning Information

## ZONING

**R-1--Residential:** A zoning district intended to provide for medium-density single-family residential uses. By right uses include detached and semi-detached residential, recreation, family-based community residence facility, family day-care homes, municipal uses. Base density 6,000 square feet (0.138 acres) for a detached single-family residence and 3,500 square feet (0.08 acres) for a semi-detached residence (twin).

The apartments are likely a legal, non-conforming use.

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