



DEVELOPMENT PROJECT  
CLASS "A" PROFESSIONAL  
**OFFICE BUILDING**  
FOR SALE



220 WEST GAY STREET | WEST CHESTER, PA

\*\*Artist Rendering



# Property HIGHLIGHTS

- 12,549 SF of professional office space on Gay Street in downtown West Chester
- Building completely renovated in 2023
- Stand alone building features historical accents with high ceiling and large windows
- Elevator serviced
- Grandiose atrium entry
- Great signage opportunities
- Beautifully landscaped courtyard
- Parking on site (parking passes available at High St garage)
- TI packages available for qualified prospects

**SALE:**  
**\$2,500,000**



# *Overview* INFORMATION

Introducing a once-in-a-lifetime opportunity to acquire 220 W. Gay Street, an iconic and historic building located in the heart of West Chester. This trophy property, situated in the vibrant downtown area, offers a rare chance to transform a classic West Chester structure into a standout development. With its prime location surrounded by upscale shops, restaurants, and cultural landmarks, the property exudes historic charm and architectural character, making it perfect for an adaptive reuse project.

The possibilities for this property are limitless. Whether you are looking to develop a prestigious Class A office space, create exquisite multifamily residences, or craft a unique private residence, 220 W. Gay Street presents unparalleled potential. Its central location and historic appeal make it an ideal candidate for a Class A office space, attracting professional tenants seeking sophistication and convenience in West Chester's bustling borough. Alternatively, developers can seize the opportunity to build luxury multifamily units, offering tenants modern amenities within a charming historic setting. For the visionary, this property offers the chance to create an award winning program—one that blends exclusivity and luxury with deep ties to West Chester's rich history.

Properties like this rarely come to market, making 220 W. Gay Street a unique investment opportunity. Whether you are an investor, developer, or someone with a dream to build a one-of-a-kind home, this property is your canvas for innovation and legacy in one of West Chester's most desirable locations. Don't miss this extraordinary chance to create something truly special.

*Charlie J. Walsh*

# Floorplans

## FIRST FLOOR



\*\*Artist Rendering

# Floorplans

## SECOND FLOOR



\*\*Artist Rendering

# Floorplans

## THIRD FLOOR



\*\*Artist Rendering

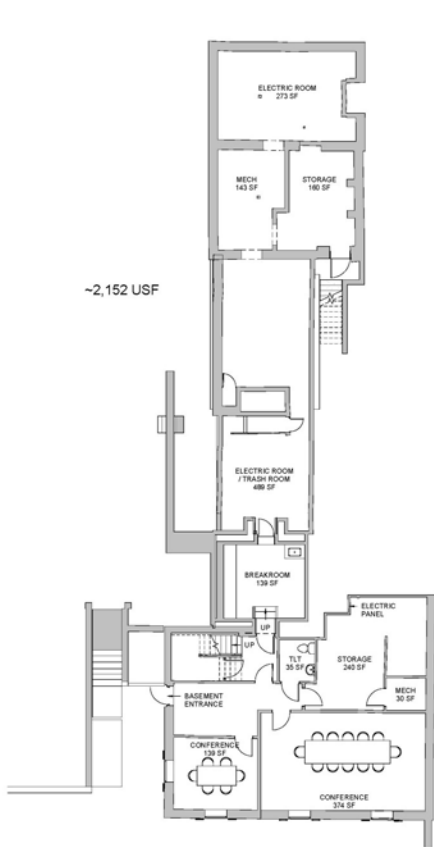
# Floorplans

## LOWER LEVEL



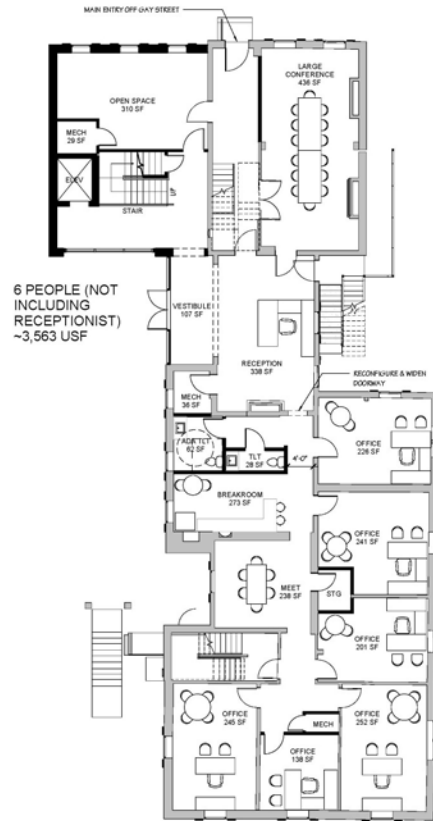
\*\*Artist Rendering

# Property FLOORPLANS



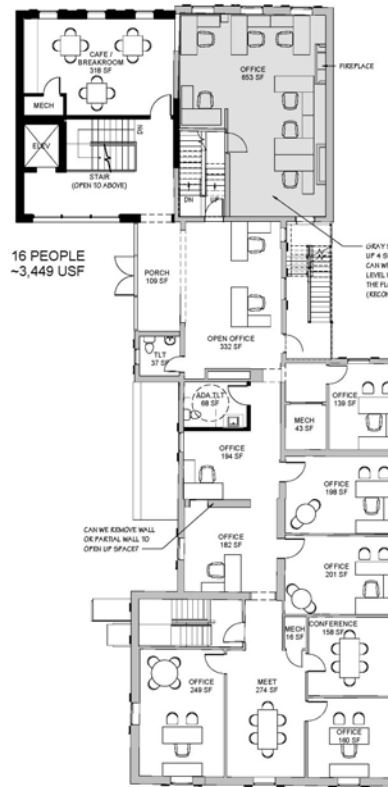
~2,152 USF

4 BASEMENT FF&E PLAN  
SCALE: 1/8" = 1'-0"



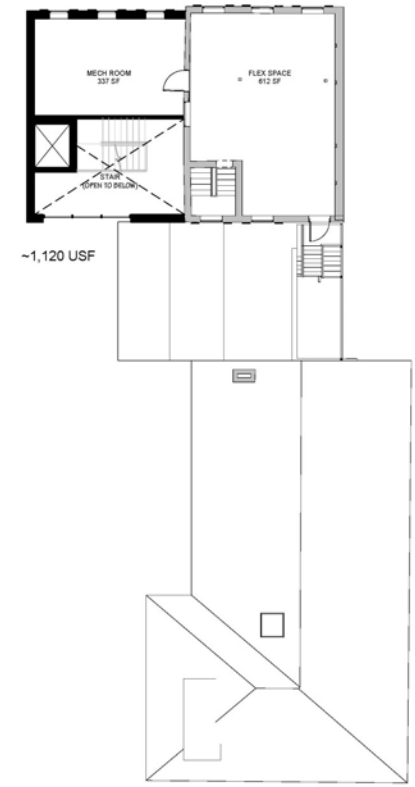
6 PEOPLE (NOT INCLUDING RECEPTIONIST)  
~3,563 USF

1 FIRST FLOOR FF&E PLAN  
SCALE: 1/8" = 1'-0"



16 PEOPLE  
~3,449 USF

2 SECOND FLOOR FF&E PLAN  
SCALE: 1/8" = 1'-0"



~1,120 USF

3 THIRD FLOOR FF&E PLAN  
SCALE: 1/8" = 1'-0"



# West Chester LOCATION



NEW!  
**Blazin' J's**  
HOME OF THE  
"Hot Chicken Sandwich"

NEW!  
**TWIN VALLEY COFFEE**  
- FUNDRAISING -

**IRON HILL**  
BREWERY & RESTAURANT

**SALOON 1ST**  
WHISKEY BAR & GRILL

**SEDONA**  
TAPHOUSE

**WRONG CROWD**  
BEER CO. WEST CHESTER, PA

COMING SOON!  
**9**  
**PRIME**  
STEAKHOUSE - SEAFOOD - CRAFT COCKTAILS

**ARTILLERY**  
- BREWING CO. -

**SITE**

**Santander**

**CARLINO'S**  
MARKET

  
**Chester County**  
Pennsylvania  
COURTHOUSE

  
**Market Street Print**  
Fast. Easy. Done.

# WEST CHESTER PUBLIC PARKING





# West Chester

p e n n s y l v a n i a

West Chester is the historic county seat and a vibrant part of the Brandywine River Valley.

With more than 60 shops and 65 restaurants, West Chester can keep you busy for an entire day. Enjoy historic walking tours at your leisure.

West Chester was named to the top ten "Best Small Town Downtowns in the United States" by Bert Sperling and Peter Stander, authors of Best Places to Raise a Family.

Hosting over 100 events annually, West Chester brings thousands of visitors and residents to the area on a regular basis.



@westchesterviews

# Pro Forma VALUATIONS

10.1.2024 220 W. Gay St, West Chester PA 19382		<b>Projected</b>		Comments
<b>Income per month</b>				
220 W. Gay St	28	\$351,372		
12,549 @ \$ per sqft	30	\$376,470	\$31,373	
	32	\$401,568		
<b>Net Income Yearly</b>			\$376,470	
<b>Annual Income</b>				
Rental Income		\$376,470		
Vacancy (3%)		\$11,294		
A/O Income (NNN REIMBURSEMENT)		\$22,421		NNN Reimbursement calculated on total expenses in category below less repairs
<b>Gross Adjusted Income</b>			\$387,597	
<b>Expenses</b>				
Taxes		\$14,707		Actual 2023
Insurance		\$3,200		Actual 2023
Repairs and Maintenance (3%)		\$11,294		3% Estimate
Electric/Gas		\$1,000		in Tenants name
Water/Sewer		\$0		in Tenants name
Trash/Recycling		\$0		in Tenants name
Licenses and Permits		\$164		
Fire/Security		\$650		in Tenants Name
Management Fee		\$0		
Lawn Care		\$750		
Snow Removal		\$1,000		
<b>Total Expenses</b>			\$32,765	
<b>Net Operating Income</b>			\$354,832	

Permanent Financing at 6%, 30 year Am, 20 year term, 25% down

<b>Refelected Market Price:</b>	<b>5,439,200</b>
<b>Down Payment:</b>	<b>1,359,800</b>
<b>Amount Financed:</b>	<b>4,079,400</b>
<b>Annual P/I</b>	<b>293,497</b>
<b>Projected NOI:</b>	<b>354,832</b>
<b>Less Principle/Interest:</b>	<b>293,497</b>
<b>ROI:</b>	<b>61,335</b>

#### Capitaliaization Rate on Projected

Total NOI	\$354,832
6 % Captilization Rate	\$5,913,863
6.5% Captilization Rate	\$5,458,951
7 % Captilization Rate	\$5,069,026

#### Projected Return on Purchase

Purchase Price	\$2,500,000
Remodel Expense	\$1,400,000
Capitalized Project Value Post Construction:	\$5,458,951
Net ROI	\$1,558,951

\*\* Artist Rendering



## CONTACT US

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