

OFFICE BUILDINGS ON 32 ± ACRES FOR SALE



414 Old Baltimore Pike, Chadds Ford

Sale Price: \$2,000,000

FEATURES:

Site Acreage: 32.17 ± Acres
Existing Buildings: 17,314 ± SF Total
 Barn Building: 9,712 ± SF
 East Building: 3,171 ± SF
 West Building: 3,819 ± SF
 Carriage House: 612 ± SF
Tax Parcels: 64-03-0110.01; 64-03-0110.020
Township: Pennsbury (Chester County)
Zoning: Variance permits professional use -
underlying zoning is R-4

BUILDINGS: Four free standing buildings renovated in 2001. Professional office with a variance that permits office use. Located off just off Route 1 near Longwood Gardens and downtown Kennett Square.

Contact:

John Lieberman | 610.225.0901
johnlieberman@liebermanearley.com
or
David Partridge | 610.225.0914
dpartridge@liebermanearley.com

LIEBERMAN EARLEY & COMPANY

The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

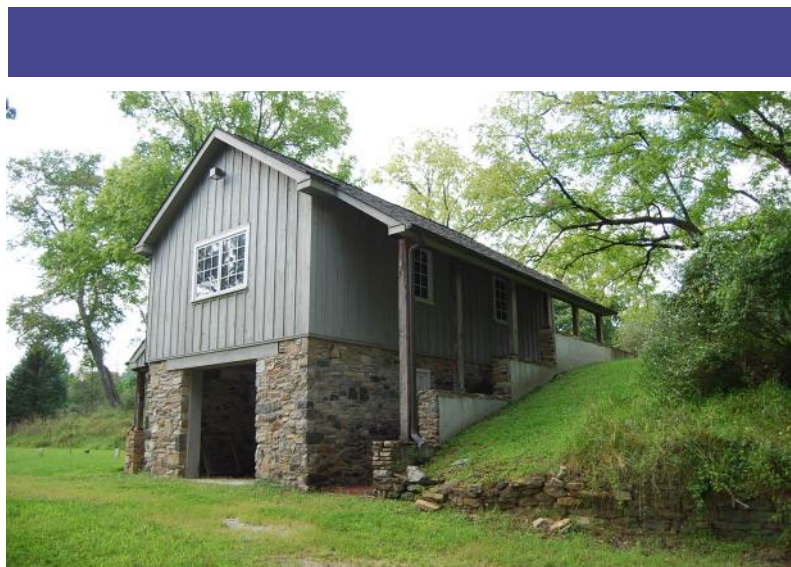
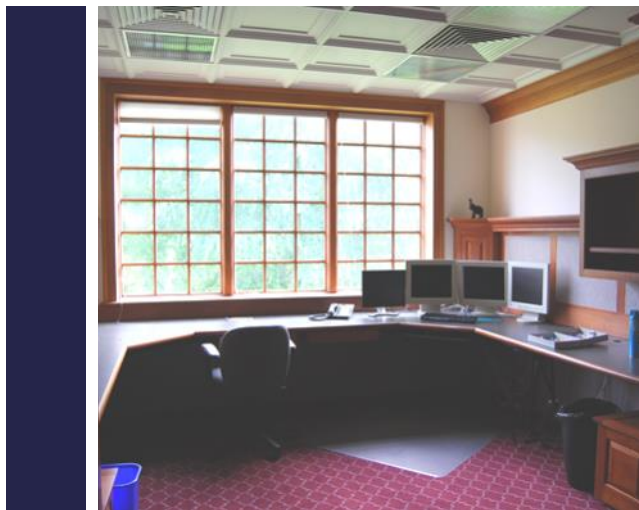
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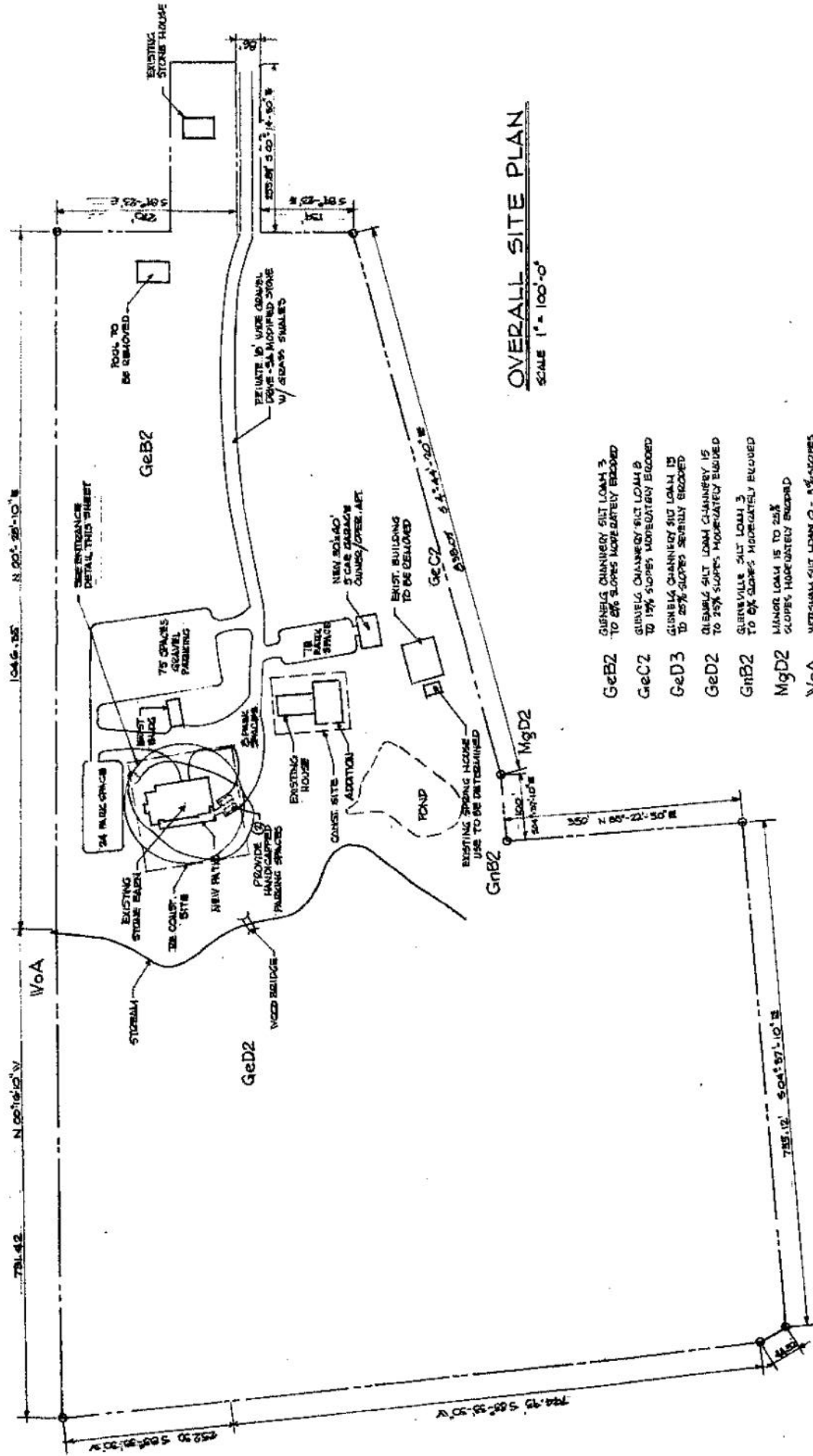


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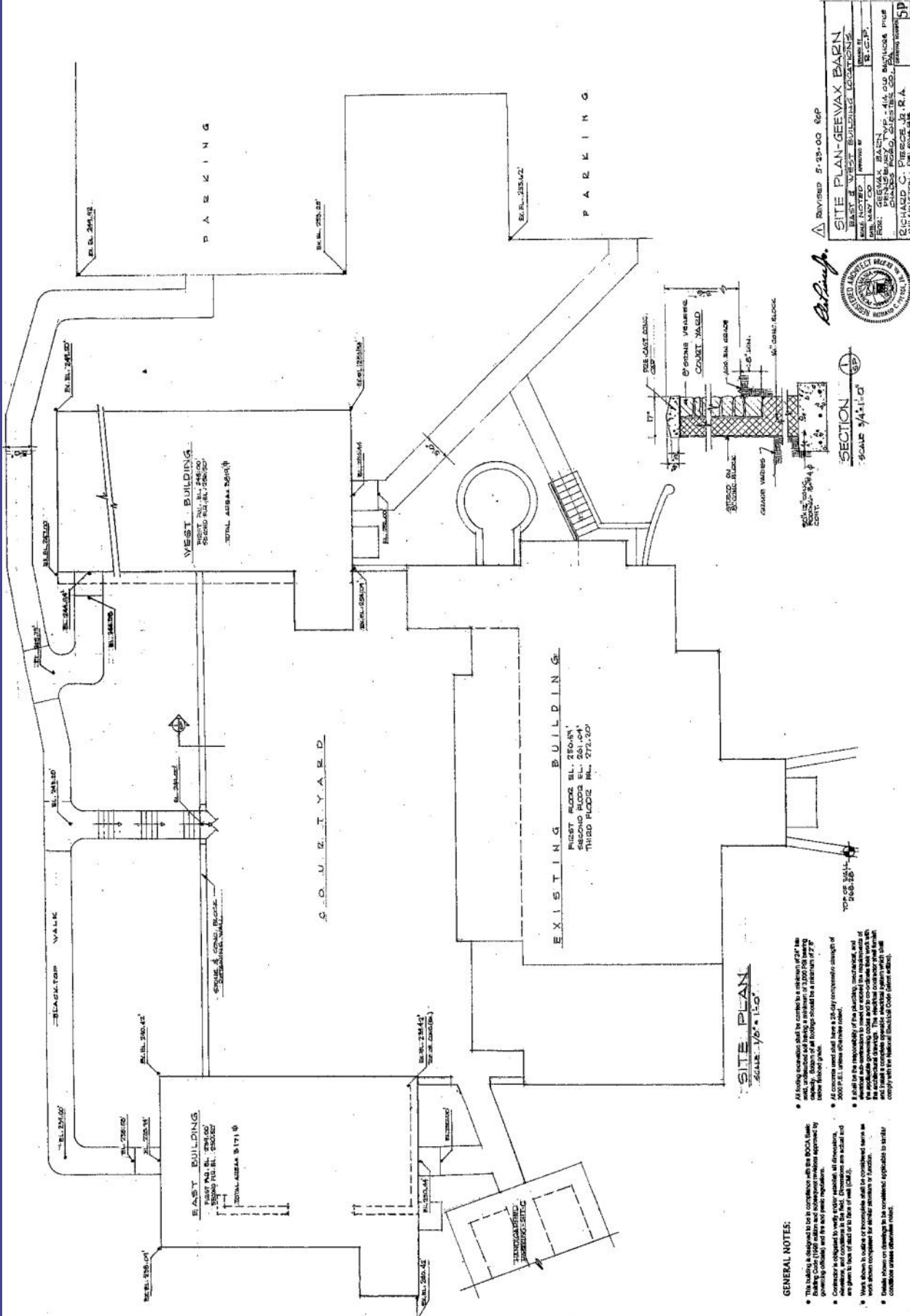
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OVERALL SITE PLAN
SCALE 1" = 100'-0"

- GeB2** GREENBELT CHANNELRY SILT LOAM 3 TO 2% SLOPES MODERATELY ERODED
- GeC2** GREENBELT CHANNELRY SILT LOAM 2 TO 12% SLOPES MODERATELY ERODED
- GeD3** GREENBELT CHANNELRY SILT LOAM 15 TO 25% SLOPES SEVERELY ERODED
- GeD2** GREENBELT SILT LOAM CHANNELRY 15 TO 25% SLOPES MODERATELY ERODED
- GrB2** GREENVILLE SILT LOAM 3 TO 6% SLOPES MODERATELY ERODED
- MgD2** MINOR LOAM 15 TO 20% SLOPES MODERATELY ERODED
- Woa** WORTHAM SILT LOAM 0 - 5% SLOPES

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Estimated Annual Expenses

Real Estate Taxes	\$ 42,694.00	
Cleaning	\$ 1,800.00	
Landscape Maintenance	\$ 4,400.00	
Pest Controll	\$ 424.00	
Security System (incl phone)	\$ 1,609.00	
Trash Removal	\$ 1,200.00	
Utilities	\$ 10,000.00	
HVAC	\$ 3,500.00	
Insurance	\$ 9,000.00	
Elevator	\$ 750.00	
Snow Removal	\$ 500.00	
<u>MISC</u>	<u>\$ 10,000.00</u>	(Includes Repairs)
Total Expenses	\$ 85,877.00	

CURRENT TAXES*

2017 Chester County Tax Bill

Parcel #6403_01100200 - 10.6AC	\$ 296.48
Parcel #6403_01100100 - 21 AC & COMM OFFICES	\$ 5,910.82

2017 Unionville Chadds Ford School District Taxes

Parcel #6403_01100200 - 10.6AC	\$ 1,927.90
Parcel #6403_01100100 - 21 AC & COMM OFFICES	\$ 38,435.89

2017 Pennsbury Twp Real Estate, Open Space & Fire Hydrant

Parcel #6403_01100200 - 10.6AC	\$ 101.11
Parcel #6403_01100100 - 21 AC & COMM OFFICES	\$ 2,015.82

** Taxes based on purchase price of the property. A new appraisal may lower them.*

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