

# 1,654 SF FREE STANDING OFFICE BUILDING AVAILABLE FOR SALE



## 813 WEST CHESTER PIKE, WEST CHESTER, PA

**Sale Price:** \$319,000

### OVERVIEW:

Square Total: 1,654 SF  
Footage: First Floor: 959 SF of office with high-end furniture  
Second Floor: 695 SF 1 bedroom apartment or office space  
Lot Size: .3 ± Acres  
Parking: 11 paved parking spaces plus 2 gravel spaces  
Tax: \$4,561  
Zoning: C-2

**BUILDING:** Attractive two story wood and glass office building totaling 1,654 SF. In addition, there is dry storage basement space and a one bay garage and shed. Signage on West Chester Pike is permitted.

**LOCATION:** Outstanding visibility on West Chester Pike (Route 3) with 20,992 vehicles per day. Conveniently located to Routes 202, 352 and 100 and within minutes of the center of West Chester with its many shops, restaurants and banking facilities.



### Contact:

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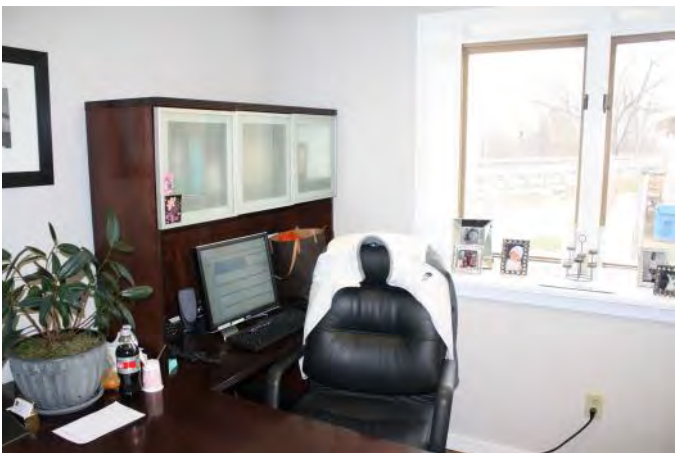
**LIEBERMAN EARLEY & COMPANY**

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

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.



813 West Chester Pike  
1,654 SF



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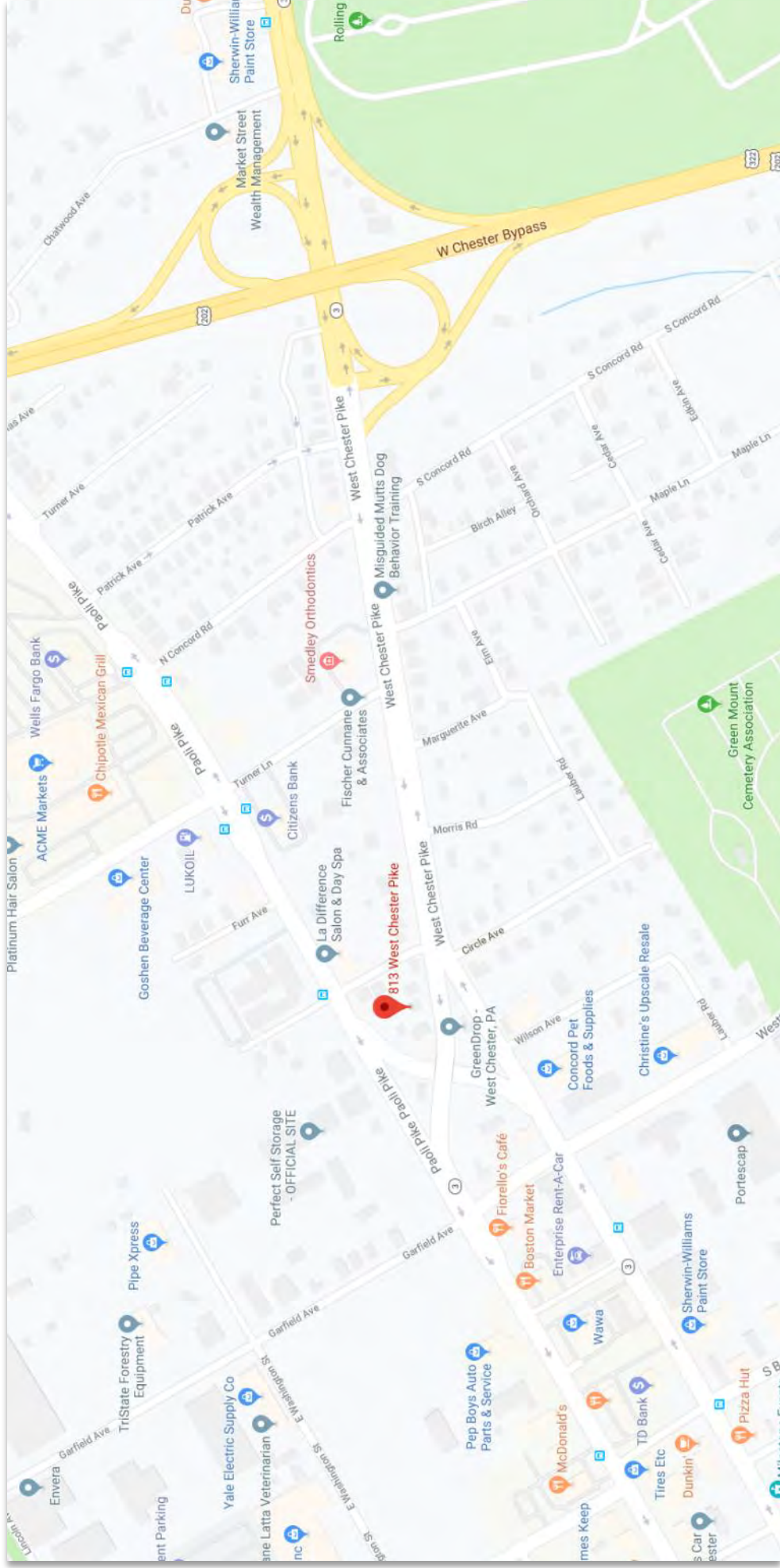
# 813 West Chester Pike



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## Chapter 84. Zoning

### Article VII. C-2 Commercial Shopping Center District

#### § 84-21. Use regulations.

[Added 10-10-1978 by Ord. No. 10-1978; 4-5-1988 by Ord. No. 2-1988; 1-23-1993 by Ord. No. 1-1993; 10-24-1995 by Ord. No. 7-1995; 4-9-1997 by Ord. No. 7-97; 5-9-2001 by Ord. No. 6-2001; 5-8-2002 by Ord. No. 8-2002; 4-9-2003 by Ord. No. 5-2003; 8-10-2005 by Ord. No. 7-2005]

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

- A. Retail sale of dry goods, variety and general merchandise, clothing, food, flowers, beverages, drugs, household supplies or furnishings, sale or repair of jewelry, watches and docks, optical goods or musical, professional or scientific instruments, but not including convenience store or pharmacy.
- B. Barbershop, hairdresser, cleaning and pressing establishment, laundromat and such other shops for personal service.
- C. Business or professional office, studio, bank and financial institution, telephone exchange or public utility office, radio studio, municipal, county, state and federal use.
- D. Restaurant and uses similar to a restaurant where food is prepared and served, including a catering business, a microbrewery and a brewery pub, provided that there shall be no drive-up or walk-up windows permitted for the sale or dispensing of food or food products.  
[Amended 12-10-2008 by Ord. No. 10-2008; 4-12-2017 by Ord. No. 1-2017]
- E. Greenhouse, nursery or sales yard.
- F. Public place of amusement or recreation.  
[Amended 10-24-2007 by Ord. No. 11-2007]
- G. Newspaper publishing and job printing.
- H. Hand or automatic self-service laundry, provided that there is adequate provision made for water disposal.
- I. Athletic club; private club, provided that it does not offer entertainment that would constitute a sexually oriented business.
- J. Shopping center.
- K. Accessory uses to the aforementioned permitted uses, including outdoor dining as an accessory use to a restaurant subject to the conditions in § 84-57.11 and a home-related business as an accessory use to an existing lawful nonconforming single-family detached dwelling.  
[Amended 6-28-2006 by Ord. No. 8-2006; 6-12-2013 by Ord. No. 03-2013]
- L. Hotel/motel.
- M. Forestry, subject to the standards in § 84-57.8.
- N. Women's temporary residential care center.
- O. Learning center.  
[Added 11-14-2012 by Ord. No. 08-2012<sup>[1]</sup>  
[1] *Editor's Note: This ordinance also provided for the redesignation of former Subsection O as Subsection P.*
- P. The following use shall be permitted as a conditional use when authorized by the Board of Supervisors subject to Article **XVIII** of this chapter. The area and bulk regulations, § 84-22.1 of this article, and design standards, § 84-23 of this article, shall apply to all uses permitted by conditional use in the C-1 Neighborhood Commercial District.  
  
(1) Pharmacy/drug store and medical marijuana dispensary.