

# COMMERCIAL LAND FOR SALE WITH FINAL LAND DEVELOPMENT APPROVAL



## COVENTRY BUSINESS PARK 99.89 ACRES

- SIZE:** 99.89 +/- Acres
- LOCATION:** East Coventry Township, Chester County, PA. **Outstanding location situated on Route 724 just east of the Pottstown Interchange of Route 422.**
- PURCHASE PRICE:** \$6,500,000 or approximately \$65,000/Acre
- ZONING:** **C-1 – Commercial/Business District – permits uses such as office, warehouse, light assembly, printing, shopping center, restaurant, retail service shops, new car sales and service, and other uses more fully described in the attached zoning ordinance.**
- TAX PARCEL #:** 18-001-0008, 18-001-0008.03, 18-001-0024, 18-001-0025, 18-001-0028
- MINIMUM LOT AREA:** Approximately 3 acres – see attached land development plan.
- ACCESS:** Located near Route 724 interchange of Route 422.  
Access available from Route 724, Fricks Lock Rd and Sanatoga Rd.
- WATER:** Pennsylvania American Water
- SEWER:** North Coventry Municipal Authority. Plant is currently under expansion with completion scheduled for 2008.
- REMARKS:** **Final plan with conditions has been approved** by East Coventry Supervisors, which includes 5 LI - Limited Industrial lots at the rear of the property. CD of the plans are available upon request.  
Improvements to be completed by Buyer.

**For further information, please contact:  
John Lieberman (610) 225-0901 or Larry Zullinger (610) 225-0911**