

AVAILABLE

207 GARFIELD AVENUE

WEST GOSHEN, CHESTER COUNTY, PA

FOR SALE

REDUCED!

\$1,550,000



Leasing Information:



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West Chester Industrial Opportunity

Property Highlights

- 3 Industrial Buildings totaling 11,400 SF +/-
- 4.8 Acre Lot
- Convenient to Public Transportation Systems
- Easy Access to Major Highways
- Multiple Overhead Doors
- High Ceilings



Information provided by reliable sources. Subject to errors, omissions, price change, prior sales or withdrawal from market without notice.



\$1,550,000

**207 GARFIELD AVENUE
WEST CHESTER
WEST GOSHEN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA**

LOT SIZE: Approx. 4.8 +/- acres (Subject to review of survey)

DESCRIPTION: Multiple one (1) story industrial

SIZE OF BUIDINGS:

<u>Component</u>	<u>SF Area</u>	<u>% Total</u>
Office	611 SF	7%
Repair Garages	7,589 SF	93 %
Gross Building Area	8,200 SF GBA	100 %
Compressor Room	1,000 SF GBA	
Blast Shop	2,240 SF GBA	

(Note: Residential Buildings Not Included)

AGE: Circa 1956

CONSTRUCTION:

Walls: block

Framing: steel beams with wood rafters

Floor: concrete

Roof: corrugated steel

CEILING HEIGHT: 17" - 22' +/- under steel bar joints on various structures

LOADING FACILITY: Multiple drive-in doors

HVAC:

Office Area: heated only

Warehouse: steam boiler electric blowers

ELECTRIC POWER: Single phase and 3 phase

LAVATORY FACILITIES:

Office Area: 1 bathroom

Warehouse: 2 bathrooms



120-124 East Lancaster Avenue
Suite 101
Ardmore, PA 19003
www.eusrealty.com

LIGHTING: Offices: fluorescent
Warehouse: fluorescent
Exterior: mercury vapor on timers

SPRINKLER: N/A

GAS SERVICE: Supplied by Philadelphia Gas Works.

WATER & SEWER: Public

ZONING: I-3

APN NUMBER: 52-05B-0005.0000

REAL ESTATE ASSESMENT: \$466,150 (2009)

REAL ESTATE TAXES: \$10,402.14 (Includes Residential Buildings) - Subject to subdivision

PUBLIC TRANSPORTATION: Less than a mile from SEPTA's West Chester Transportation Center (Routes 92, 104, 306 & 314)

LOCATION: Located in southern West Goshen Township, Chester County, Pennsylvania. The Township was bordered to the north by West Whiteland Township, to the east by East Goshen Township, to the south by West-town Township and to the west by East Bradford Township. Geographically, the neighborhood was positioned approximately one mile southeast of West Chester, 5.6 miles north of Concordville, 7.5 miles southeast of Downingtown, 5.3 miles south of Exton, 6.3 miles southwest of Malvern and 14.6 miles southwest of King of Prussia. Neighborhood boundaries were compromised by Lincoln Avenue to the north, Turner Avenue to the east, West Chester Pike to the south and Montgomery Avenue to the west.

CONTACT INFO:

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