



829 Paoli Pike | West Chester

# AVAILABLE FOR SALE

**\$4,500,000**

- +/- 16.6 Acres + .27 Acre Parking Lot = 16.87 Acres Available
- C-2 Zoning District in West Goshen Township
- +/- 43,500 SF Existing Building On Property
- Numerous Opportunities For Redevelopment
- Walking Distance to West Chester Boro or West Goshen
- Easily Accessible Paoli Pike Location

**Contact Agents for Full Marketing Package and Yield Analysis**

Nicole Lyddane, Chuck Swope, CCIM and Jim Lees, Swope Lees Commercial Real Estate, LLC

610-429-0200 | [www.SwopeLees.com](http://www.SwopeLees.com) | [Nicole@SwopeLees.com](mailto:Nicole@SwopeLees.com) |

[Chuck@SwopeLees.com](mailto:Chuck@SwopeLees.com) | [Jim@SwopeLees.com](mailto:Jim@SwopeLees.com) | PA Real Estate Broker #RB 066946

Information concerning this and all offerings is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.