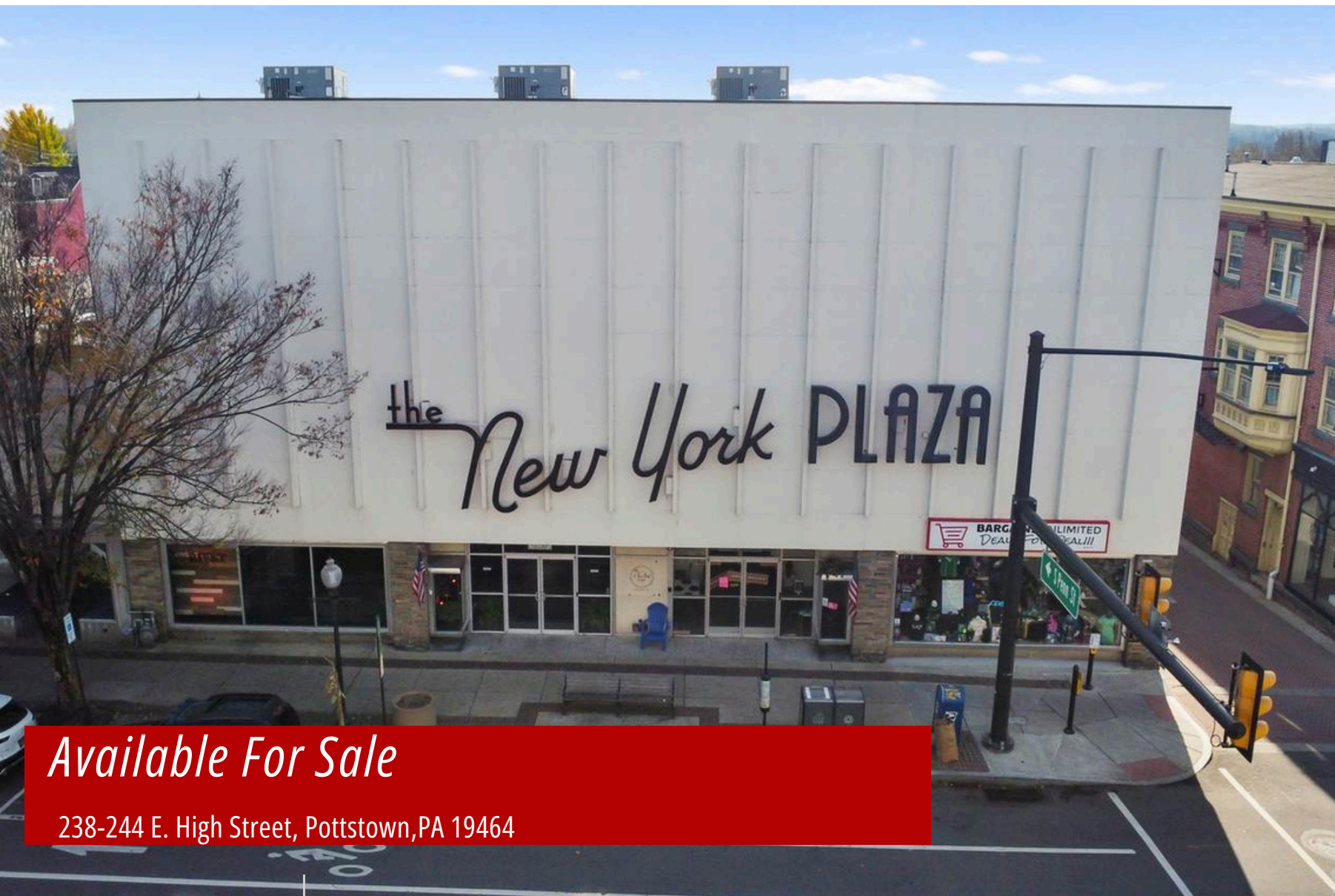




Available For Sale

238-244 E. High Street, Pottstown, PA 19464



276 Dilworthtown Rd.
West Chester, PA 19382

PRESENTED BY:

Rich DiPrimio

CELL: 484.947.8988

OFFICE: 610.399.5100

richdiprimio@kw.com

Executive Summary



Property Overview

KWCommercial is pleased to exclusively present the sale of 238-244 E High Street in Pottstown, PA. Formally known as The New York Plaza, this is one of the most prominent buildings in town! With over 30,000 SF, a large +/- 90 car parking lot, and 4 floors, it's currently home to three tenants, a food/beverage and event space, retail store, and a non profit organization occupying the ground and lower levels. Levels 3 and 4 would be ideal for apartments and in its current configuration there are four units on the third floor and three units on the fourth floor. Each space has its own plumbing, set of utilities, and fire escape. In addition to the major value add of the apartment conversion, buyers will be happy to know that the entire building is sprinklered, has 3 phase power with upgraded panels throughout, newer mechanicals, and a piston driven elevator. There is no other property like this available in Pottstown.

Offering Summary

Sales Price:	\$1,549,000
Building Size:	+/- 30,000
Zoning:	SF CB

Property Highlights

- +/- 90 Car Parking Lot
- Value add- 7 unit multifamily conversion
- Entire Building is Sprinklered
- Elevator-piston driven
- 3 Phase Power with Upgraded Panels Throughout



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Current Rent Roll

SUITE	RENT	LEASE END	Notes
Rivet	\$5,000	2025	Tenant pays 75% of utilities/month
Retail Store	\$3,000	2026	Tenant Pays \$200/month for
Non- Profit	\$1,500	MTM	utilities
Office	\$1,300	2026	
TOTAL	\$10,800/Month		

Proforma Apartment Rent Roll

SUITE	BEDROOMS	BATHROOMS	MARKET RENT
Unit 301	1	1	\$1,400
Unit 302	1	1	\$1,400
Unit 303	3	1	\$2,000
Unit 304	1	1	\$1,400
Unit 401	2	1	\$1,800
Unit 402	1	1	\$1,400
Unit 403	3	1	\$2,000
			\$11,400



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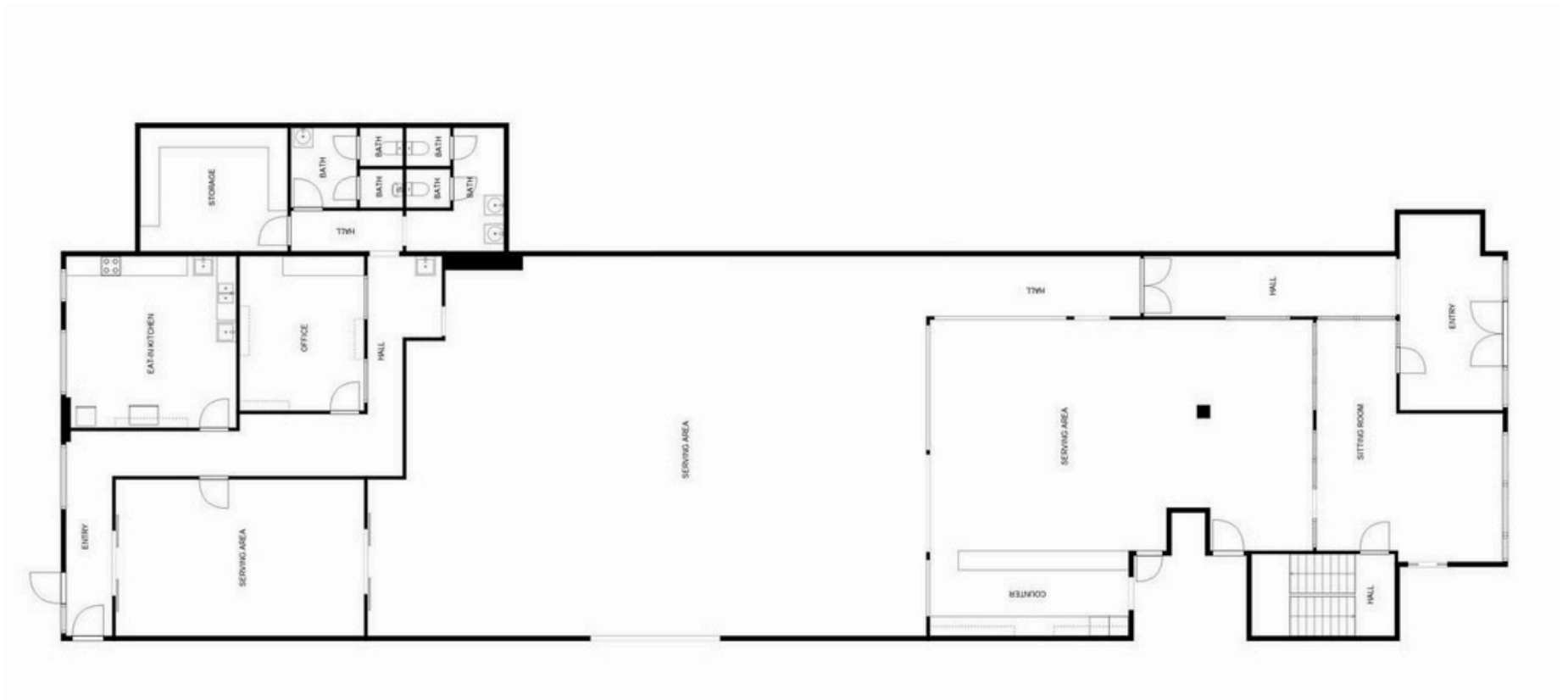
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Main Level



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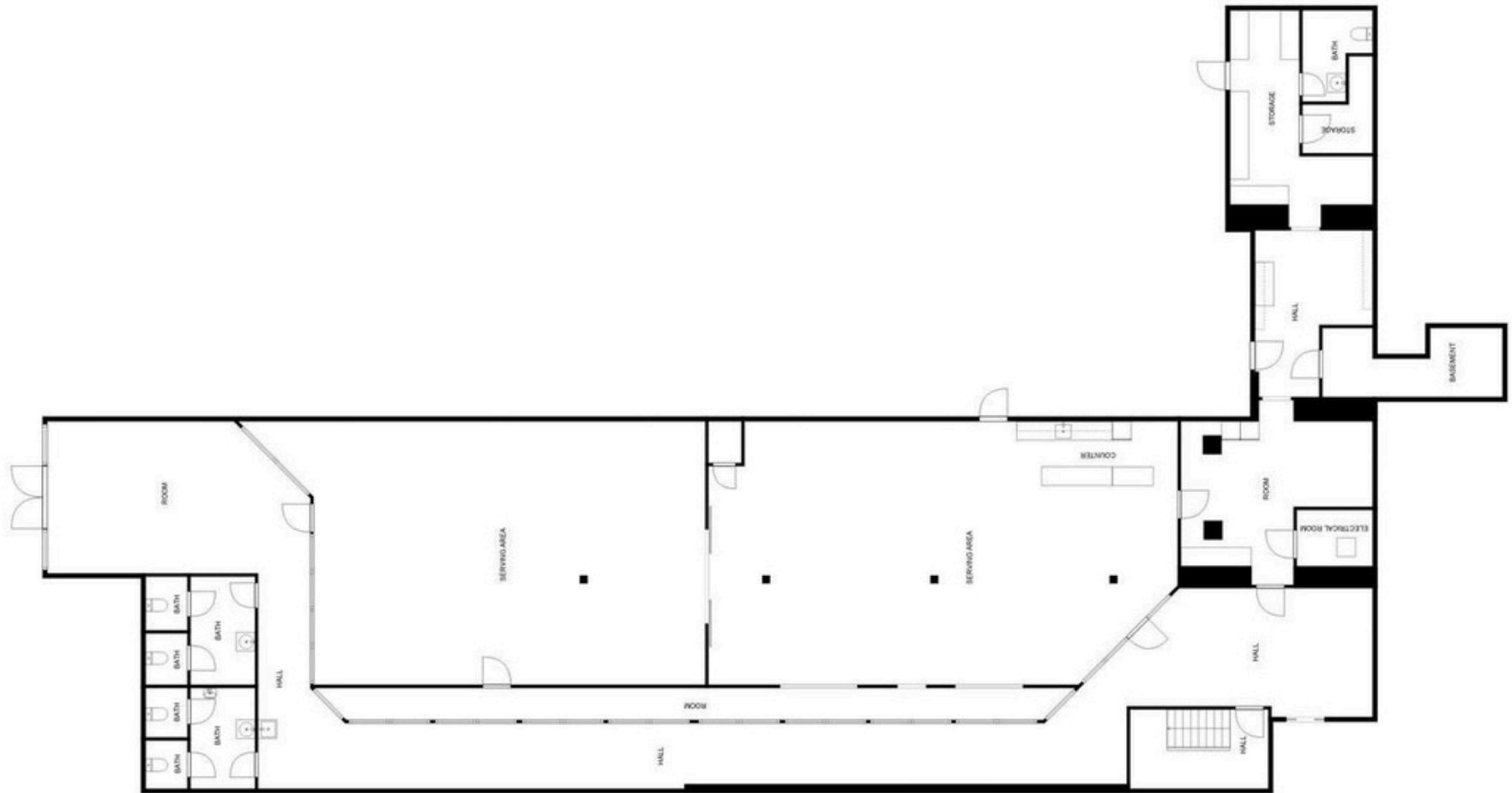
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Lower Level



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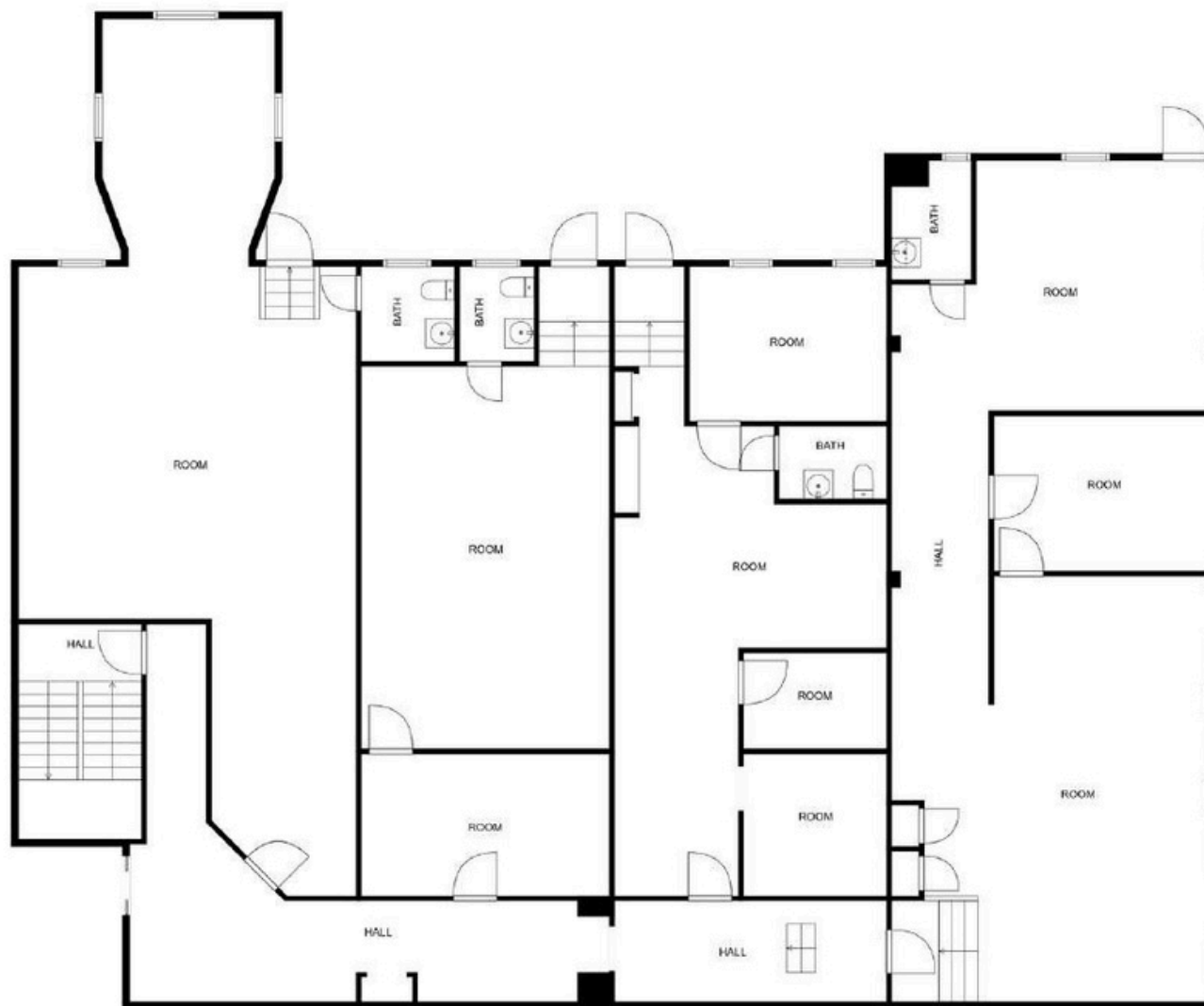
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3rd Floor



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4th Floor



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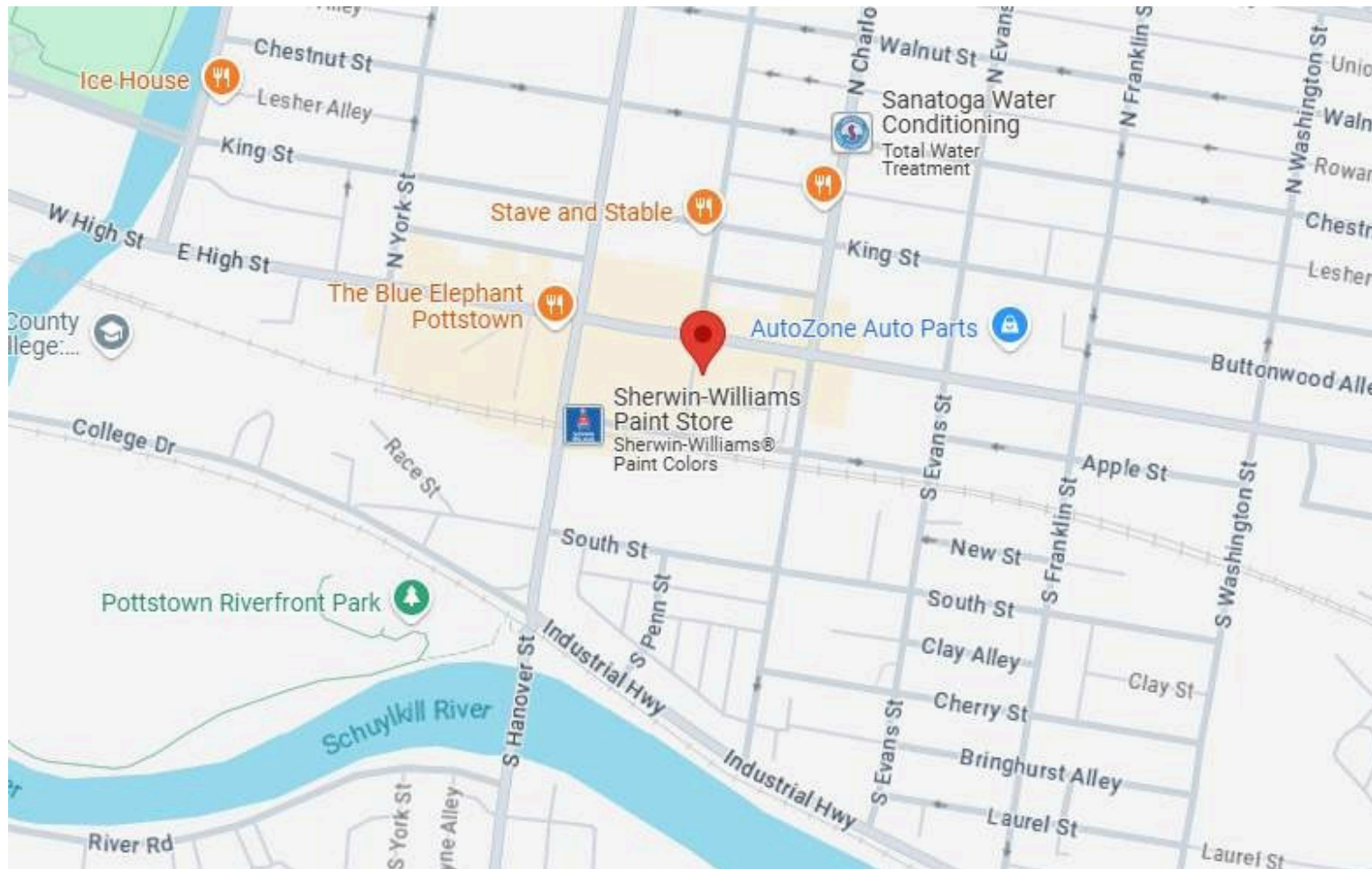
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Location Map



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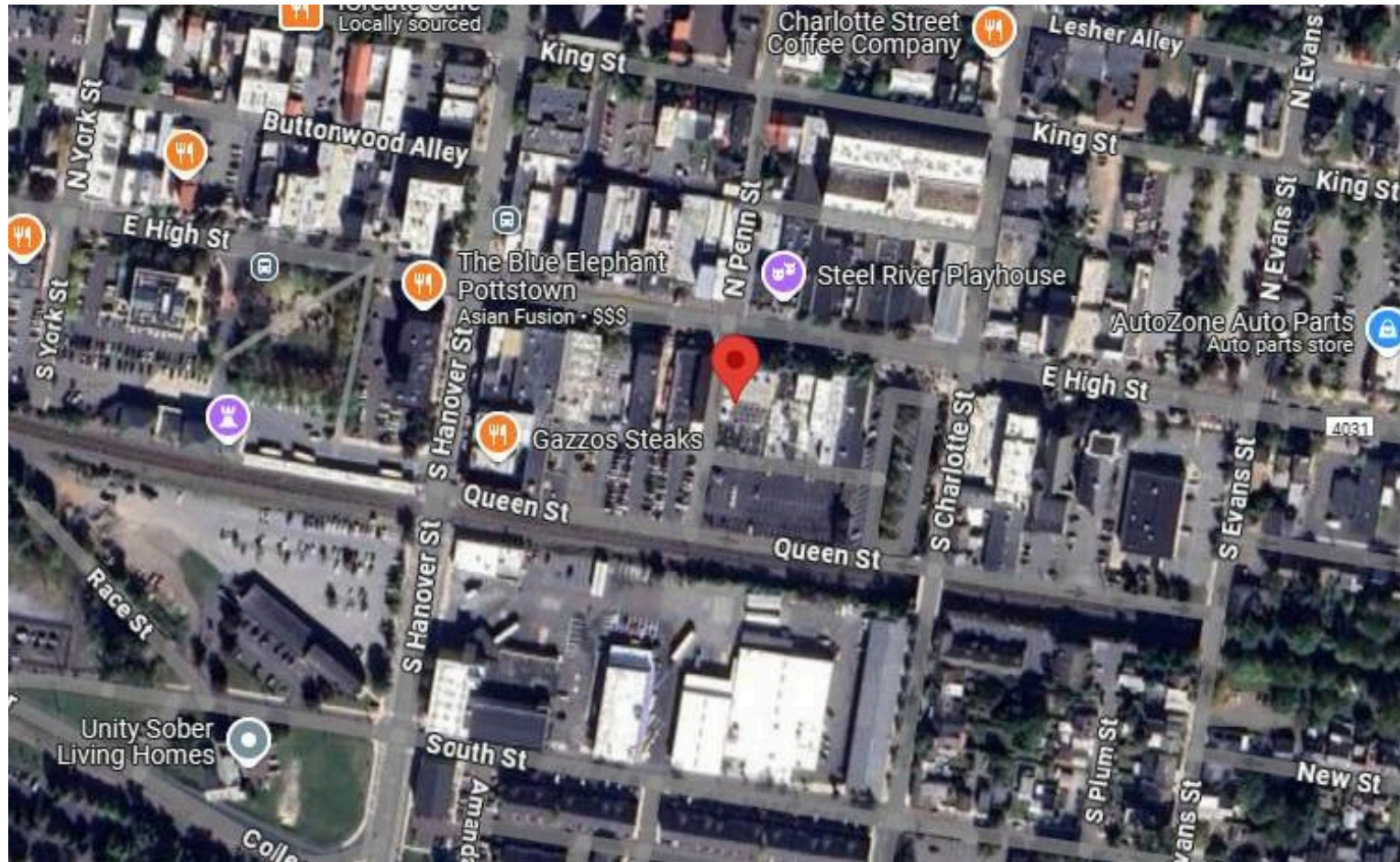
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Ariel Map



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial West Chester in compliance with all applicable fair housing and equal opportunity laws.

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