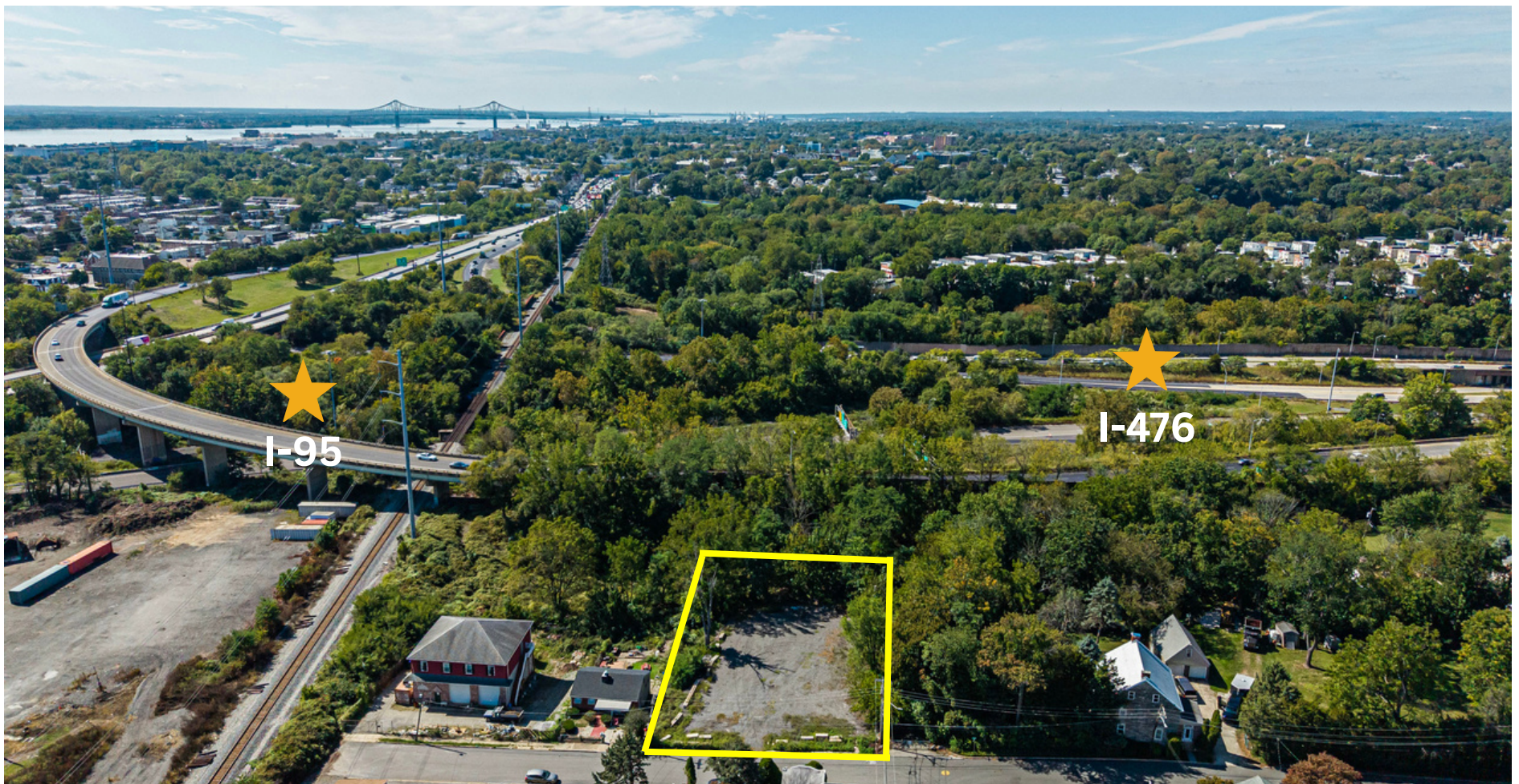




FOR SALE: 117 Youngs Ave Woodlyn, PA 19094



PRESENTED BY:

Rich DiPrimio

CELL: 484.947.8988

OFFICE: 610.399.5100

richdiprimio@kw.com

276 Dilworthtown Rd.,
West Chester, PA 19382

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Pricing:

Sales Price: \$225,000

Property Highlights:

- Close proximity to I-95 and I-476
- 5 adjacent parcels totaling 0.314 acres
- Zoned for Industrial
- Great opportunity for storage, contractors, mechanics etc

Property Overview

KW Commercial is pleased to exclusively present for purchase. This vacant land zoned for industrial contains five separate parcels, allowing flexibility for a wide range of uses, or future development. The parcels is as follows:

115 Youngs: 38-02-02046-00, 117 Youngs: 38-02-02046-01, 119 Youngs: 38-02-02047-00, 121 Youngs: 38-02-02048-00, 123 Youngs: 38-02-02049-00. *Buyer to confirm size of each parcel.*

These parcels offer immediate access to I-95 and I-476. Youngs Ave is an ideal opportunity for storage and mechanic/shop uses, contractors, service businesses, light industrial users or investors seeking a functional space with strong transportation access. See the next page for potential uses per Ridley Township Code.



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Some Potential Uses Per Ridley Twp Code:

A. Permitted uses.

- (1) Special trade contractors and building material wholesalers, providing that all materials and storage are completely enclosed within a building or similar shelter.
- (2) Utilities and communications, such as electrical receiving or transforming stations, radio or television broadcasting stations and gas service buildings and yards.
- (3) Warehousing, refrigerated and general storage.
- (4) Local and suburban transit and passenger transportation facilities, trucking transportation terminals, maintenance and service facilities.
- (5) Laundries, laundry services and cleaning and dyeing plants.
- (6) Industrial plants manufacturing, processing or assembling the following:
 - (a) Agricultural products.
 - (b) Food and kindred products.
 - (c) Furniture and fixtures.
 - (d) Printing, publishing and paperboard products.
 - (e) Biological products, drugs, medicinal chemicals and pharmaceutical preparation.



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