

1020 Pottstown Pike  
Chester Springs, PA 19425

Building For Sale



Tree removed from the front of the building by AI

**Phil Earley, CCIM**

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**LIEBERMAN EARLEY & COMPANY**

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

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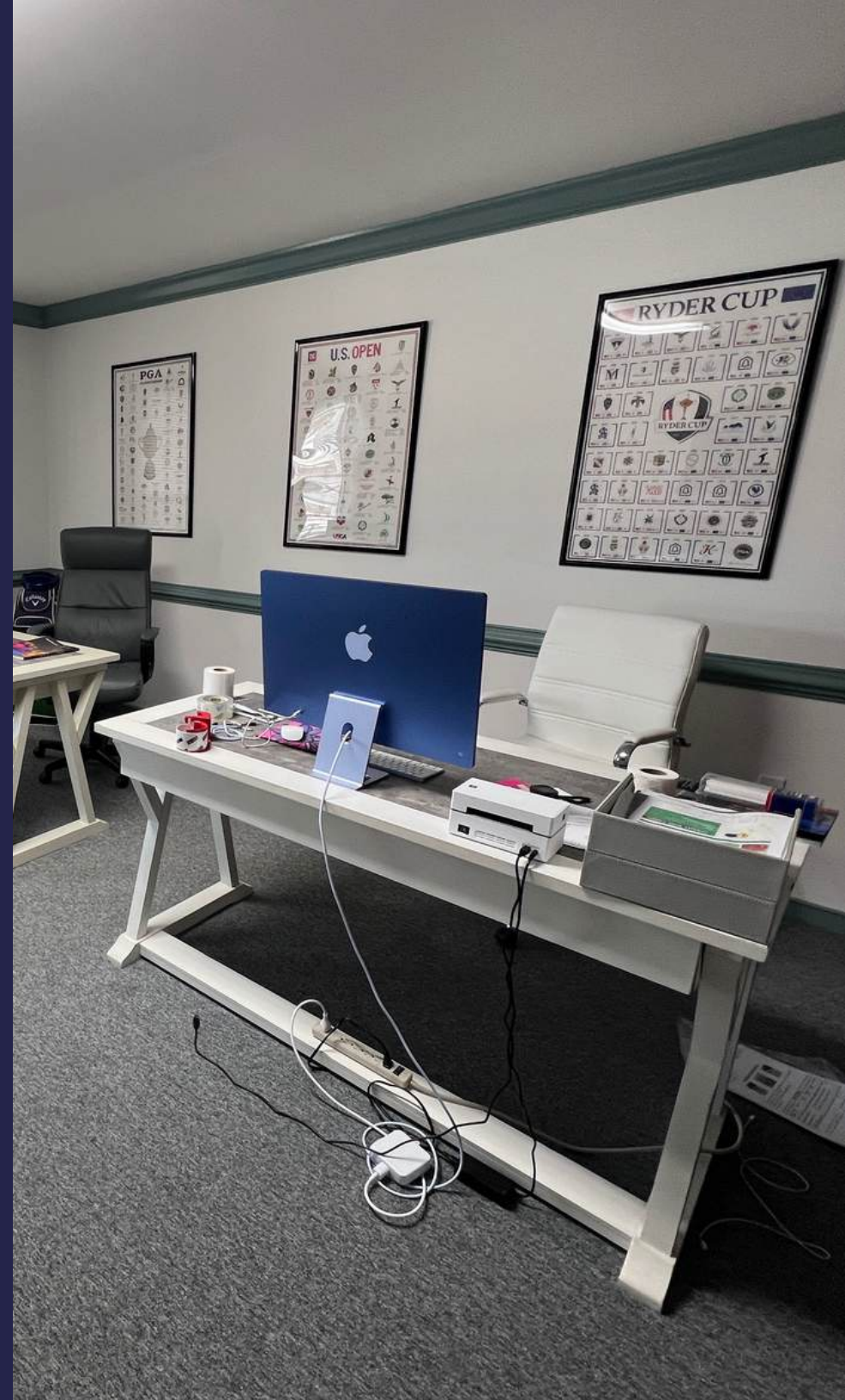
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### Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

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# EXECUTIVE SUMMARY

PROPERTY TYPE:	Multi Tenant Office Building
STORIES	2 stories with basement
CURRENT SF:	<b>2,480 SF +/- Leaseable Area</b> (per county records)

LOCATION:	Chester Springs
TOWNSHIP:	West Vincent
ZONING:	Ludwig's Corner Center Commercial
UTILITES:	On Sitre Water/Sewer Electric



**SALE PRICE:**  
**\$620,000**

# PROPERTY HIGHLIGHTS

## LOCATION HIGHLIGHTS:

Located next to the historic Ludwig's Corner intersection, this two story brick office building is the perfect small office building tied together with the local community.

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## PROPERTY DETAILS:

This brick office building has a little bit of everything, including:

- 2 office suites
  - 2 apartments
  - Full basement
  - Unfinished attic
- 

## LOT SIZE:

The building sits on a 1.2 acre lot, with an engineered plan suggests a garage/store building may be approved

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## PARKING:

Surface spaces available on the property with additional parking nearby

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## HISTORIC INTERSECTION:

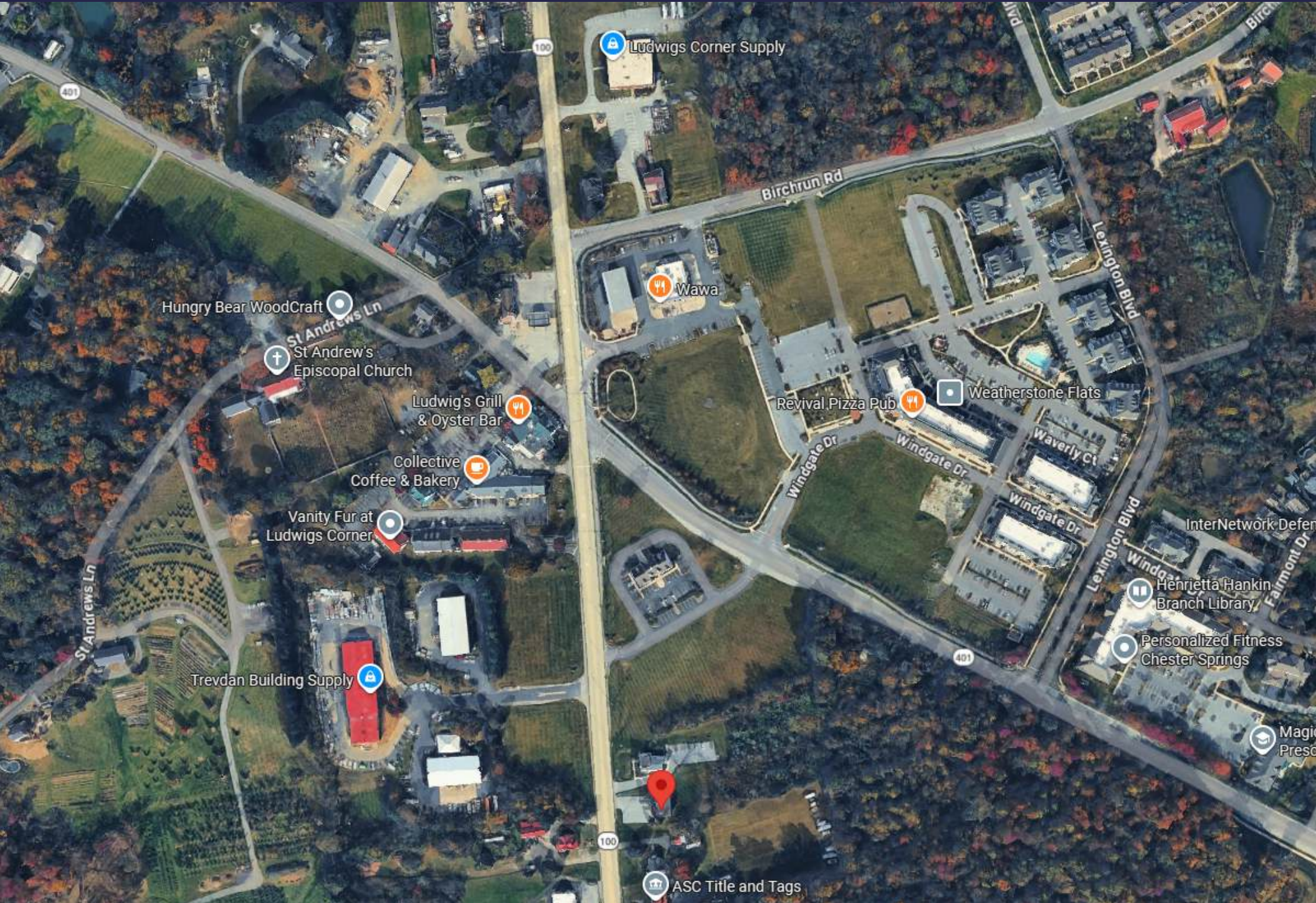
Adjacent to this historic Ludwig's Corner intersection, a local community gathering space that includes restaurants and retail, and hosts many events throughout the year, including the Horse Show and County Fair on Labor Day Weekend and Rose Square Art Show.



**SALE PRICE:**

**\$620,000**

# LOCATION SITE MAP



# ZONING DESCRIPTION

## § 390-58 Use Regulations.

A. Uses by right. A building may be erected, altered or used, and a lot or premises may be used by right for any combination of any of the following uses on the first floor of the premises, except as not allowed pursuant to this chapter:

1. Retail establishments for the sale of dry goods, jewelry, art and/or crafts, variety and general merchandise, instruments, video rentals, job printing, except as otherwise noted in § 390-58B, Conditional uses.
2. Retail bakeries and artisan workshops conducted in conjunction with educational classes and/or the sale of goods produced on the premises (such as bread, pastries, pottery, paintings, jewelry, glassware, etc.) and as long as the manufacture or production of such goods is accessory to the retail sale.
3. Personal service shop, including barber, beauty salon, shoe repair, tailor, dressmaking, and laundry and dry cleaning pickup service.
4. Restaurant, tea room, cafe, diner, ice cream parlor, confectionery or other place serving food or beverage. This category of uses permitted by right shall not include fast-food restaurants in freestanding, single-use buildings, serving quick meals in readily disposable containers in a manner that makes it convenient for the food to be consumed away from the premises.
5. Business, professional, or medical office; bank, savings and loan association, or other financial institution; or real estate sales office or insurance sales office.
6. Bed-and-breakfast establishment or inn offering overnight accommodations, not exceeding 20 bedrooms or suites. One improved off-street parking space per guest room shall be provided.
7. Low-intensity recreation use area.
8. Municipal building or use.
9. Laundry, dry cleaner.
10. Bar, tavern.
11. Craft brewery, brewpub.
12. Ethnic market or grocer.
13. Ethnic restaurant.

# ZONING CONDITIONAL USES

Conditional uses. Any one of the following uses may be permitted as a conditional use on the first floor of the premises, except as allowed pursuant to Article XXVI of this chapter, when authorized by the Board of Supervisors, subject to the standards set forth herein and in § 390-219 of this chapter:

1. Apartment buildings constituting no more than 40% of building footprint area on a development parcel, provided that parcel has no frontage on PA 100 or PA 401.
2. Residential Townhouses, provided the parcel to be developed has no frontage on PA 100 or PA 401.
3. Medium-to-high-intensity recreation use areas, provided that:
  - (a) If the recreational activity is to be conducted outdoors:
    - [1] No outdoor lighting shall be installed other than that required for illumination of parking areas and driveways per § 390-141 of this chapter.
    - [2] Hours of operation shall be limited to daylight hours.
    - [3] No public address systems with outdoor speakers shall be allowed.
    - [4] Such outdoor area shall not exceed 15,000 square feet.
    - [5] All high-intensity outdoor recreation uses shall be set back at least 200 feet from all lot lines. Medium-intensity recreation uses shall be set back at least 50 feet from all lot lines.
    - [6] Screening and buffering shall be installed along all property boundary lines with neighboring residential uses or residential zoned properties to protect the neighboring residential use from noise, light and other disturbances.
    - [7] The applicant shall establish that parking facilities will be sufficient to provide on-site parking for the maximum anticipated use. The intensity of the use of the facilities shall be restricted to the on-site parking provided, except to the extent that the applicant provides the Township with a shared parking agreement executed between it and another landowner.
  - (b) If the recreational activity involves the use of objects which have the potential of traveling off site, adequate screening or netting shall be installed to protect adjacent properties and roads.
  - (c) Uses shall not create any nuisances for adjacent properties.
4. Church or similar place of worship, including rectory or parish house.
5. Civic uses, day-care centers, libraries and/or community centers.
6. (Establishments selling drugs, food, hardware, home furnishings and supplies, electronics equipment and/or appliances, where the premises are used for only one of the above-listed uses in this subsection.
7. Retail grocery stores, supermarkets, and/or farmers markets.
8. (8) A combination of uses permitted by right or conditional use under this district.
9. (9) Uses substantially similar to the permitted uses or conditional uses listed above with respect to their traffic generation, operating characteristics, exterior appearance, and community impact.

# ZONING MAP

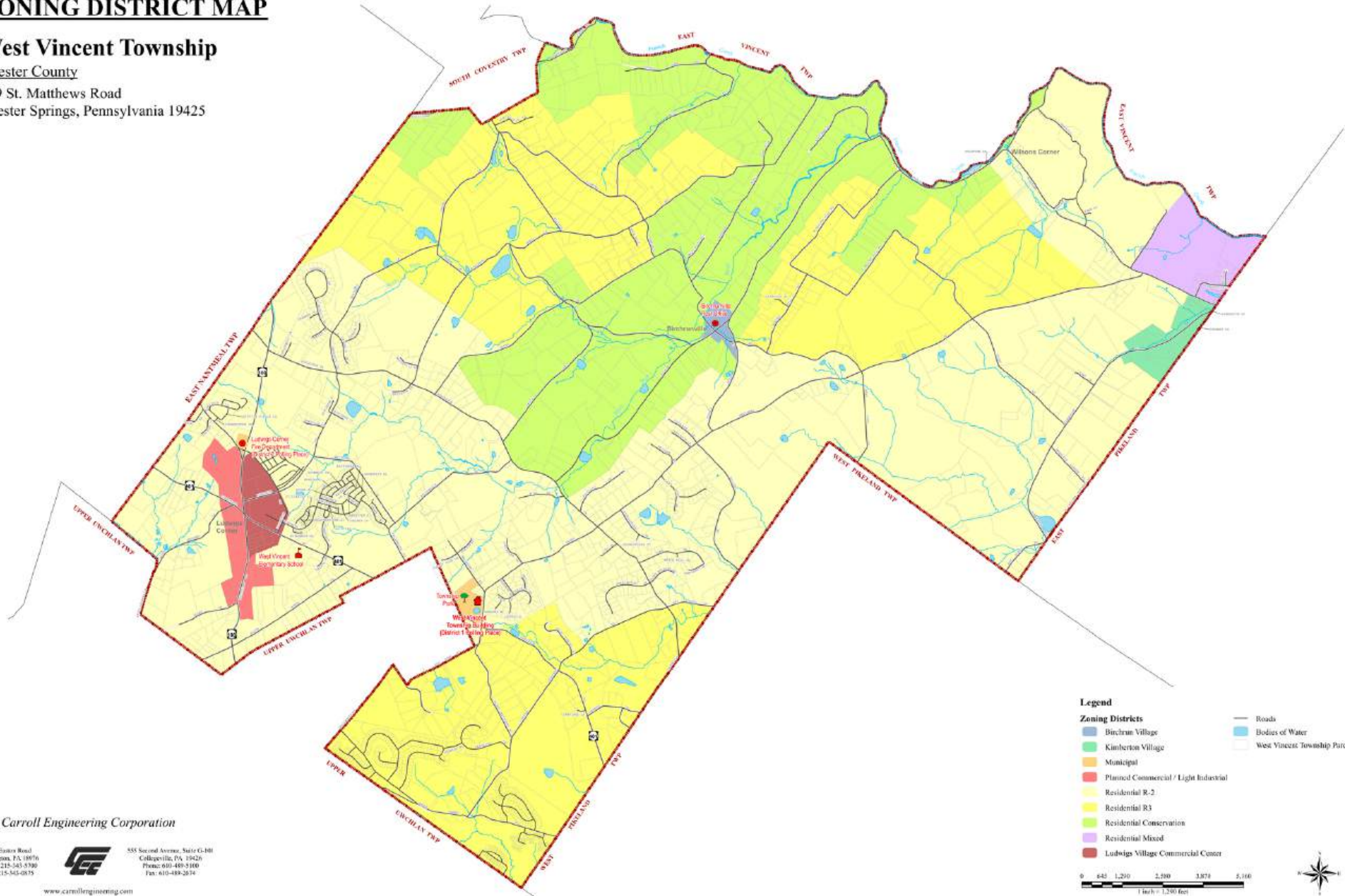
## ZONING DISTRICT MAP

### West Vincent Township

Chester County

729 St. Matthews Road

Chester Springs, Pennsylvania 19425



**Legend**

**Zoning Districts**

- Birchrun Village
- Kimberton Village
- Municipal
- Planned Commercial / Light Industrial
- Residential R-2
- Residential R-3
- Residential Conservation
- Residential Mixed
- Ludwigs Village Commercial Center

Roads  
Bodies of Water  
West Vincent Township Parcels

0 640 1,280 2,560 3,840 5,120  
1 inch = 1,280 feet

Carroll Engineering Corporation

929 Essary Road  
Warrington, PA 18976  
Phone: 215-543-5790  
Fax: 215-543-0875

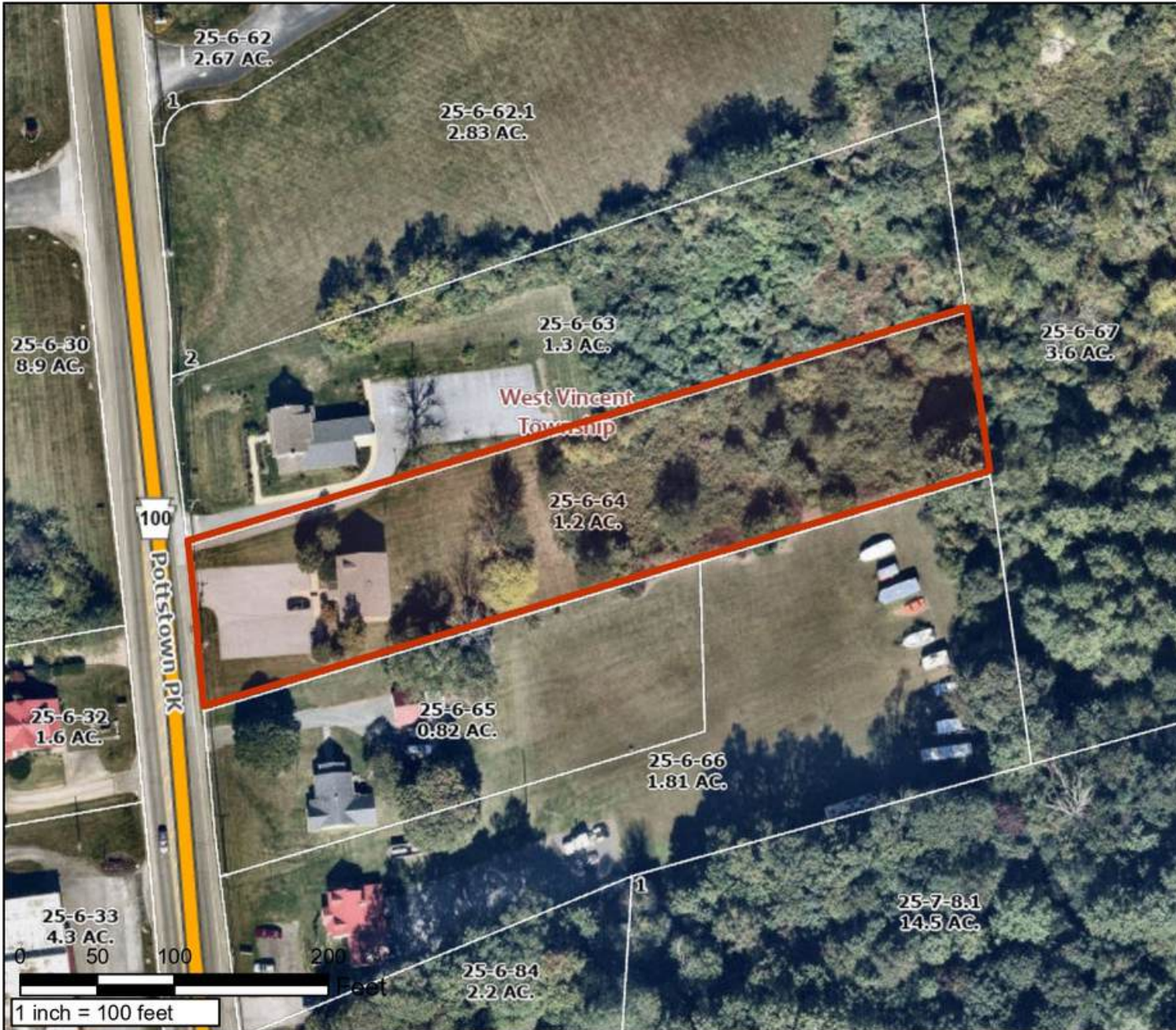


555 Second Avenue, Suite G-101  
Collingsville, PA 19026  
Phone: 610-489-5100  
Fax: 610-489-2674

www.carrollengineering.com

# GIS MAP

1020 Pottstown Pike, Chester Springs



COUNTY OF CHESTER  
PENNSYLVANIA



Find Address Information

PARID: 2506 00640000  
UPI: 25-6-64  
Owner1: S CNA INC  
Owner2:  
Mail Address 1: 1020 POTTSTOWN PK  
Mail Address 2: CHESTER SPRINGS PA  
Mail Address 3:  
ZIP Code: 19425  
Deed Book: Q56  
Deed Page: 263  
Deed Recorded Date: 04/01/1980  
Legal Desc 1: ES OF RT 100  
Legal Desc 2: 1.2 AC OFF & APTS  
Acres: 1.2  
LUC: R-60  
Lot Assessment: 45130  
Property Assessment: 135800  
Total Assessment: 180930  
Assessment Date: 12/12/2025 9:23:31 AM  
Property Address: 1020 POTTSTOWN PK  
Municipality: WEST VINCENT  
School District: Owen J. Roberts

Map Created:  
Friday, January 16, 2026

County of Chester

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# INTERIOR PHOTOS





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