

FOR SALE
MIDWAY ARTS COATESVILLE

\$5,800,000



KEVIN WOLFE
610.370.8523
KWOLFE@NAIKEYSTONE.COM

MIDWAY ARTS COATESVILLE
139 E. CHESTNUT ST., COATESVILLE, PA 19320
68,805 SF MIX-USE COMMERCIAL SPACE

NAI Keystone Commercial
& Industrial, LLC
Commercial Real Estate Services, Worldwide.

875 BERKSHIRE BLVD, STE 102,
WYOMISSING, PA 19610
610.779.1400 | NAIKEYSTONE.COM

DISCOVER AN EXCEPTIONAL INVESTMENT OPPORTUNITY WITH THIS PRIME PROPERTY AT 139 E CHESTNUT STREET, 117 LUMBER STREET, AND 117-125 E CHESTNUT ST, COATESVILLE, PA.

BOASTING A 68,805 SF BUILDING, 43 UNITS, AS WELL AS STORAGE UNITS IN THE BASEMENT, THIS RENOVATED GEM OFFERS AN APPEALING MIX USE INVESTMENT OPPORTUNITY FOR ANY INVESTOR OR OWNER USER.

ZONED C-1 AND FEATURING A REMARKABLE 98% OCCUPANCY RATE FOR THE 5 FLOOR UNITS, THIS PROPERTY PRESENTS A STRONG CASH FLOWING ASSET WITH VALUE ADD POTENTIAL. THE RECENT RENOVATIONS AND FIT OUT FURTHER ENHANCES ITS ALLURE, MAKING IT A STANDOUT CHOICE FOR INVESTORS SEEKING A TURNKEY, HIGH-PERFORMING ASSET. DON'T MISS OUT ON THIS EXTRAORDINARY INVESTMENT OPPORTUNITY IN THE HEART OF COATESVILLE.



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PROPERTY HIGHLIGHTS

- 68,805 SF BUILDING
- 43 UNITS + STORAGE UNITS ON LOWER LEVEL
- BUILT IN 1909
- FULLY RENOVATED
- 2 FREIGHT ELEVATORS
- ZONED C-1

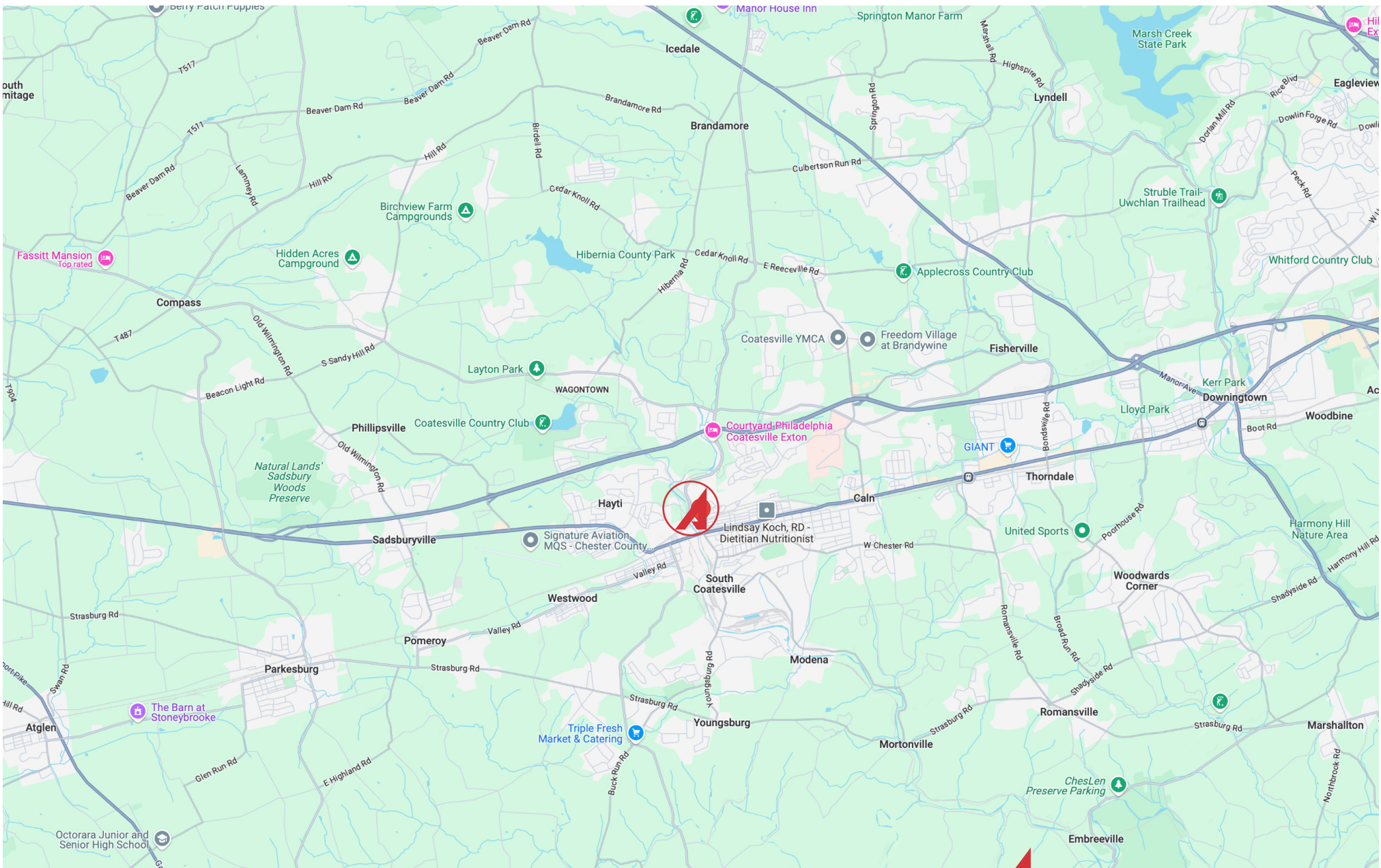
- LOCATED JUST OFF OF NORTH 1ST AVE IN COATESVILLE
- 98% OCCUPIED WITH VALUE ADD POTENTIAL
- CAP RATE 8.9%
- PROPERTY TAXES - \$61,508
- TOTAL RENTABLE SF - 44,889 SF
- NOI - \$517,056

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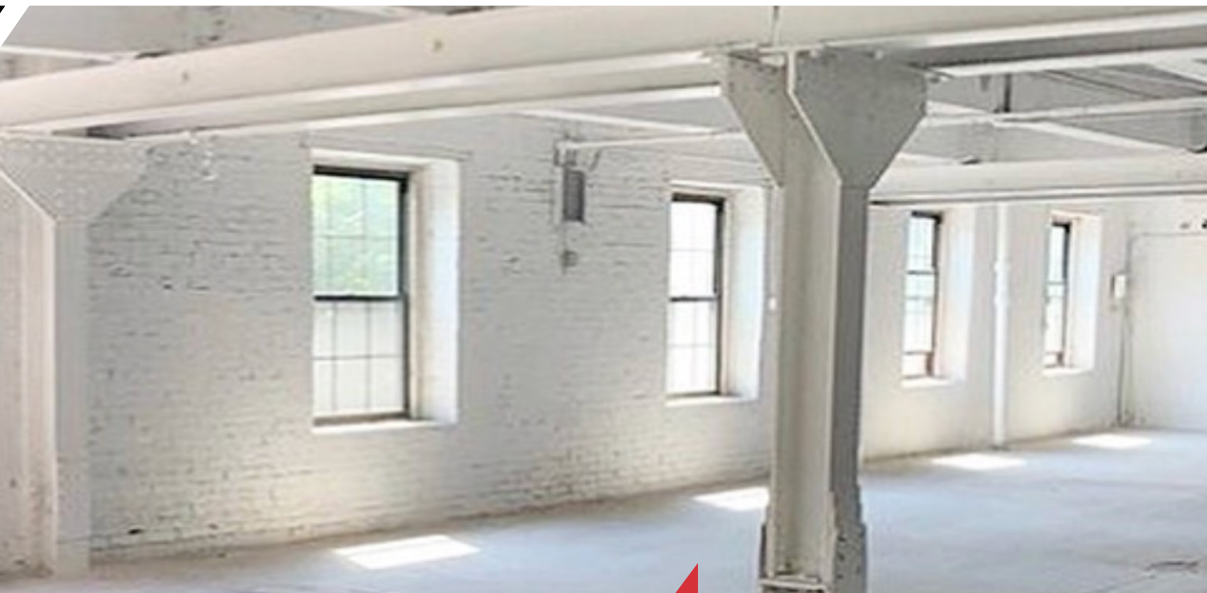
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MIDWAY ARTS COATESVILLE
139 E. CHESTNUT ST., COATESVILLE, PA 19320
68,805 SF OFFICE SPACE

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