



**BERKSHIRE
HATHAWAY**
HomeServices

Fox & Roach, REALTORS®

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20-22 Berkley Road, Tredyffrin Township, Devon, Chester County, Pa., 19333

- > Development opportunity - 0.26 acres approved for 7 High End, Luxury Townhomes. This job obtained Final Approvals in August 2018.**
- > Site demolition has been completed, site is fenced and ready for construction to begin.**
- > Public utilities available - Township Escrow amount at \$377,165 to be provided by Buyer - Improvement estimate available for review.**
- > Close to Lancaster Avenue at Devon Whole Foods Shopping Center.**
- > Great location within a highly rated school district**
- > Buyer should contact Ed Ritti for a complete due diligence binder that includes all Engineering, Environmental Reports, Title, etc..**
- > Cash sale - quick closing - Contact Ed Ritti for further information**

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