



BERKSHIRE HATHAWAY
HomeServices
Fox & Roach, REALTORS®

Land Development
Executive Offices
49 East Lancaster Avenue
Malvern, Pennsylvania, 19355
Direct 610-306-3933
Office 610-647-2600
Fax 610-993-3257
Email ed.ritti@foxroach.com

EXECUTIVE SUMMARY:

2+ Acres + House + Parking, Aston, Pa.

- St James Church wishes to convert some of their Real Estate into cash
- 2 acres with the former rectory and the rear parking lot are being made available
- Church would like to create a cross easement for rear parking lot use
- Church may consider a sale in a different lot configuration than what is shown on the proposed plan – the main structure of the Church is not being offered for sale – there is an inherent flexibility for future development based on the vision of a qualified Buyer
- Proposed plan has not been fully approved, therefore a subdivision would have to be completed – since the church is not a developer, it is envisioned that the required subdivision would be completed by the Buyer
- There is an existing short term tenant occupying the house presently – they could vacate by the time of any proposed settlement
- Presently zoned Institutional but is adjacent to Commercial and High Density Residential
- Church will consider shared access from Concord Road dependent on the overall future development plan
- Property is listed at \$395,000 – Church will sell subject to the final subdivision approval (not subject to a final development plan approval)
- For further information contact –
 - Michael Byrne 610-389-3980 michaeljbyrne317@gmail.com
 - Ed Ritti 610-306-3933 ed.ritti@foxroach.com

For comprehensive information on all our Listings go to www.wedodirt.com .

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.