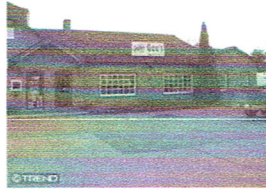


Parcel 360 Property View

300 W Market St, West Chester, PA 19382 2805

West Chester Boro Tax ID01-08 -0497

Public Records



Summary Information

Owner: Mario A & Sandra Mozzani
Owner Address: 1000 N New St
Owner City State: West Chester Pa
Owner Zip+4: 19380-3836
Owner Carrier Rt: C037

Property Class: Commercial
Annual Tax: \$7,248
Record Date: 10/01/77

Geographic Information

County: Chester, PA
Municipality: West Chester Boro
High Sch Dist: West Chester Area
Tax ID: 01-08 -0497
Tax Map: 08

Lot: 0497
Census: 3025.001
Annex:
Qual Code:

Assessment & Tax Information

Tax Year:	2018	Annual Tax (Est):	\$7,248	Total Land Asmt:	\$92,330
County Tax:	\$989	Taxable Land Asmt:	\$92,330	Total Bldg Asmt:	\$134,090
Municipal Tax:	\$1,576	Taxable Bldg Asmt:	\$134,090	Total Asmt:	\$226,420
School Tax (Est):	\$4,683	Total Out Bldg Asmt:	\$4,250	Taxable Total Asmt:	\$226,420
Fire District:	0	Water District:	0	Garbage District:	0
Light District:	0				

Lot Characteristics

Sq Ft:	10,093	Zoning:	TC
Acres:	0.23	Traffic:	Heavy
Lot Imprvs:	Sidewalks	County Location:	Perm Central Bu
Roads:	Paved		Dist
Topography:	Level		

Building Characteristics

Bldg Sq Ft:	5,244	Comm Partition:	Normal	Gas:	Public
Bldg Leaseable Sq Ft:	2,712	Heat Delivery:	Hot/Warm Air	Water:	Public
Open Pkg Spaces:	12			Sewer:	Public
Cooling:	Central Air			Year Built:	1978
				Total Pkg Spaces:	12

Codes & Descriptions

Land Use: C30 Comm: Restaurants, Stores (Retail)
County Legal Desc: LOT COMM BLDG & APTS
Structure Type: Restaurant

MLS History

MLS Number	Category	Status	Status Date	Price
5630827	COM	Settled	01/22/10	\$426,952

Tax History

Year	Annual Tax Amounts				Annual Assessment					
	County	Municipal	School	Annual	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2018	\$989	\$1,576	\$4,683	\$7,248	\$92,330	\$134,090	\$226,420	\$92,330	\$134,090	\$226,420
2017	\$989	\$1,576	\$4,683	\$7,248	\$92,330	\$134,090	\$226,420	\$92,330	\$134,090	\$226,420
2016	\$943	\$1,576	\$4,551	\$7,069	\$92,330	\$134,090	\$226,420	\$92,330	\$134,090	\$226,420
2015	\$943	\$1,576	\$4,433	\$6,951	\$92,330	\$134,090	\$226,420	\$92,330	\$134,090	\$226,420
2014	\$943	\$1,576	\$4,350	\$6,868	\$92,330	\$134,090	\$226,420	\$92,330	\$134,090	\$226,420
2013	\$943	\$1,576	\$4,227	\$6,746	\$92,330	\$134,090	\$226,420	\$92,330	\$134,090	\$226,420
2012	\$898	\$1,576	\$4,227	\$6,701	\$92,330	\$134,090	\$226,420	\$92,330	\$134,090	\$226,420
2011	\$898	\$1,576	\$4,157	\$6,631	\$92,330	\$134,090	\$226,420	\$92,330	\$134,090	\$226,420
2010	\$898	\$1,313	\$4,157	\$6,368	\$92,330	\$134,090	\$226,420	\$92,330	\$134,090	\$226,420
2009	\$898	\$1,268	\$4,042	\$6,207	\$92,330	\$134,090	\$226,420	\$92,330	\$134,090	\$226,420
2008	\$861	\$1,268	\$3,815	\$5,944	\$92,330	\$134,090	\$226,420	\$92,330	\$134,090	\$226,420
2007	\$861	\$1,180	\$3,575	\$5,616	\$92,330	\$134,090	\$226,420	\$92,330	\$134,090	\$226,420
2006	\$838	\$1,132	\$3,433	\$5,402	\$92,330	\$134,090	\$226,420	\$92,330	\$134,090	\$226,420
2005	\$806	\$1,044	\$3,242	\$5,092	\$92,330	\$134,090	\$226,420	\$92,330	\$134,090	\$226,420
2004	\$773	\$1,005	\$3,068	\$4,846	\$92,330	\$134,090	\$226,420	\$92,330	\$134,090	\$226,420
2003	\$741	\$1,005	\$2,851	\$4,597	\$92,330	\$134,090	\$226,420	\$92,330	\$134,090	\$226,420

Sale & Mortgage

Record Date: 10/01/1977 Book: V51
 Settle Date: Page: 556
 Sales Amt: Doc Num:
 Sale Remarks:
 Owner Names: Mario A & Sandra Mozzani

Mort Rec Date: 07/17/2000 Lender Name: FIRST NATL BK OF CHESTN
 Mort Date: Term: 0
 Mort Amt: \$50,000 Due Date: 07/10/2010
 Remarks: Conv

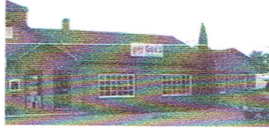
Flood Report

Flood Zone in Center of Parcel: **X**
 Flood Code Desc: **Zone X-An area that is determined to be outside the 100- and 500-year floodplains.**
 Flood Zone Panel: **42029C0210G** Panel Date: **09/29/2017**
 SFHA Definition: **Out** Special Flood Hazard Area (SFHA): **Out**
 Within 250 feet of multiple flood zone:

Most Recent Listing

300 W Market St, West Chester, PA 19382 Commercial Settled ↑ \$426,952

MLS #: 5630827
 BRIGHT MLS#:
 Tax ID #: 01-08 -0497
 Building/Center:
 Building Sq Ft: 2,712
 # Buildings/Units: 1 / 2



Leased Units: 2
 # Stories: 1.0
 Age: 31
 Land Only: No
 Ownership: Fee Simple
 Interior Sq Ft: 2,712 / Listor
 Type: Commercial, Food Service, Medical/Dental, Office, Professional, Restaurant, Retail Space

Location

County: Chester, PA
 MLS Area: West Chester Boro - Chester County (10301)
 Subdiv / Neigh: West Chester
 School District: [West Chester](#)

Lot Information

Acres / Lot Sq Ft: .23 / 10,093
 Lot Dimensions: 0x0
 Land Use / Zoning: C30 / TC
 Waterfront: No

Tax Information

Taxes / Year: \$6,207 / 2009
 Assessment: \$226,420
 Imprv Assessment: 134,090

Block / Lot: - / 0497
 Land Assessment: 92,330

Sale and Lease Information

Sale or Lease: Lease
 Price per Sq Ft: \$157.43
 Annual Lease Prc/Sq Ft: \$20.00
 Monthly Lease Price: \$3,000.00
 Annual Lease Price: \$36,000

Sq Ft Available: 2,000
 Date Available: 01/01/2010
 Min Lease (Months): 60
 Lease Type: Net
 Terms of Tenancy: Five Plus Years, Negotiable, Option To Buy, Option To Renew

Gross Annual Income:
 Total Expenses:

Features

Sale / Lease Include: Building Only

Building / Business: Commercial, Food Service, Medical/Dental, Office, Professional, Restaurant, Retail Space, 10+ Years

Lot / Location: Corner Location, Downtown Location, Level Lot, Boro/Township Road Access

Exterior: Block Exterior, Brick Exterior, Public Transportation Nearby, Sign Ext, Pitched Roof, Block/Brick Foundation, 11-25 Car Parking, Parking Lot, Paved Parking, Building Facade Orientation N

Parking: 11-25 Car Parking, Parking Lot, Paved Parking
 Interior: Exhaust System, Two Bathrooms

Utilities: Cable TV, Electric, Gas, Phone, Sewer, Water, Public Water, Public Sewer, Electric Fuel On Site, Gas Fuel On Site, Central Air, Hot Air HVAC, 200-300 Amps, Circuit Breakers, Mixed Plumbing, Electric Hot Water

Tenant Pays: Cable TV, Electric, Gas, Heat, Hot Water, Insurance, Janitorial, Lawn, Pest Control, Sewer, Snow Removal, Trash Removal, Water

Remarks

Public: One of the "BEST" lease opportunities in the Borough of West Chester!! Situated diagonally across from the NEW COURTHOUSE COMPLEX and across the street from a new 6 story office building (Fully Leased) under construction and next to "MITCH'S GYM". This 2000+/- sq. ft. commercial space is ideal for retail, restaurant, office or personal service use. On site parking for 10-12 cars. The space is "raw" and being leased "AS IS". Tenant is responsible for their own fit out. Lease includes annual taxes. Tenant responsible for all utilities, including water, sewer, gas, electric, trash and snow removal. If you want to be in the best location in town, call immediately for an appointment to see the space!!

Agent: Co-Op Commission rate is 1/2 of all commissions collected, as collected. Commission scale is 6%(yr 1), 5%(yr 2), 4%(yr 3), 3%(yr 4), and 2%(yrs 5-10)

Showing

Appointment Phone: (484) 459-7170
 Show Instructions: Call Listing agent @ 484-459-7170 to schedule all appointments.
 Showing Features: Call To Show, List Agent Must Accompany
 Cross Street: S.New St Map Grid: 8093B1
 Directions: Located at SW corner of W. Market St and S. New St intersection. Diagonally across the street from the NEW COURTHOUSE COMPLEX

Listing Office

Listing Agent: [Bob Liberato \(Lic#RS178665L\)](#)
 (484) 459-7170
 Listing Office: [Keller Williams Real Estate -Exton \(KELWLME\)](#)
 100 Campbell Blvd Ste 106 , Exton, PA 19341
 Office Phone: (610) 363-4300 Office Fax: (610) 363-4399

Compensation

Buyer Broker: 1/2 Transaction Broker: no
 Dual/Var Comm: Yes
 Sub Agent Broker: no

Listing Information

MLS #:5630827

Original Price: \$3,000 PMP: 48
 List Contract Date: 12/06/2009 DOM: 48
 Last Modified: 01/28/2010 Originating MLS:
 Off Market Date: 01/22/2010 Short Sale/REO: No/No
 List Expire Date: Broker Interest: No
 Agreement Type: ER Sign: Yes
 Earliest Possession: Negotiable Prospects Excluded: Yes
 Owner: Mario A & Sandra Mozzani

Documents: Building Plan

Contract/Settlement Information

MLS #:5630827

Buyer's Office: [Keller Williams Real Estate -Exton \(KELWLME\)](#) (610) 363-4300
 Buyer's Agent: [Bob Liberato \(Lic#RS178665L\)](#) (484) 459-7170
 Financing: Cash
 Pending Date: 01/22/2010 Price Before Sale: \$3,000
 Settled Date: 01/22/2010
 Seller Concess: No

History**300 W Market St, West Chester, PA 19382****West Chester Boro (10301)****Property History**

Source	Category	Status	Date	Price	Owner
Public Records		Record Date	10/01/1977	\$	Mario A & Sandra Mozzani

MLS History Details

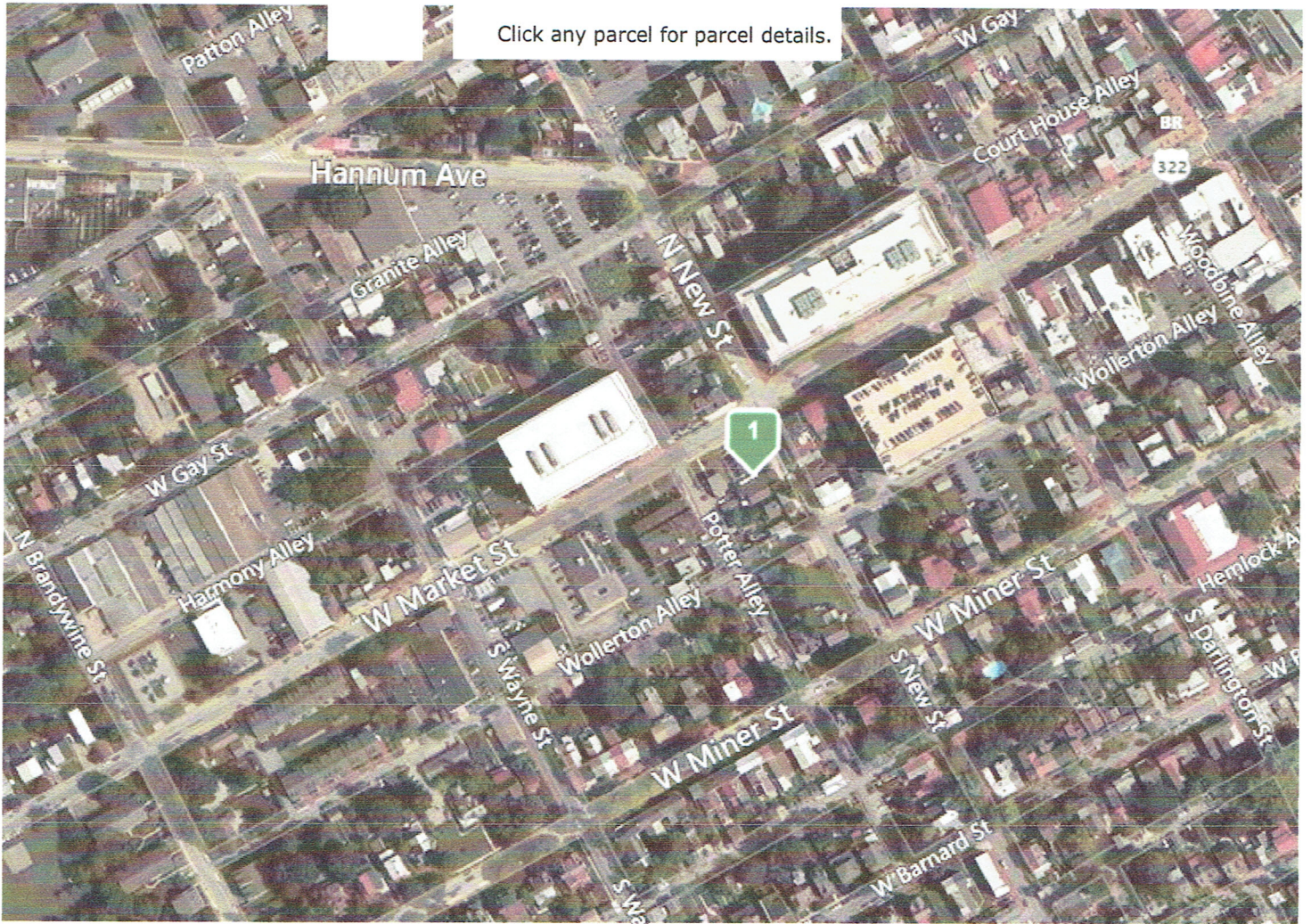
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
5630827	COM	Sold	01/22/2010	01/28/2010	KW Real Estate-Exton	\$426,952	48
	COM	New Listing	12/06/2009	12/06/2009		\$3,000	

The data in this report is compiled by TREND from various public and private sources. The data on this report is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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Map

Click any parcel for parcel details.



[Parcel Disclaimer](#)

[Ruler](#)

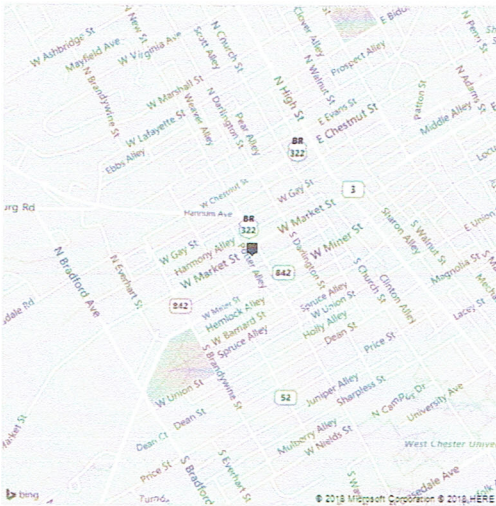
[Legend](#)

250 feet 50 m

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Public Records



Summary Information

Owner:	Mario Mozzani	Property Class:	Residential
Owner Address:	1000 N New St	Annual Tax:	\$3,382
Owner City State:	West Chester Pa	Record Date:	11/09/00
Owner Zip+4:	19380-3836	Settle Date:	08/03/00
Owner Carrier Rt:	C037	Sale Amount:	\$1

Geographic Information

County:	Chester, PA	Lot:	0496
Municipality:	West Chester Boro	Census:	3025.001
High Sch Dist:	West Chester Area	Annex:	
Subdiv/Neighbrhd:	Colonial Mews	Qual Code:	
Tax ID:	01-08 -0496		
Tax Map:	08		

Assessment & Tax Information

Tax Year:	2018	Annual Tax (Est):	\$3,382	Total Land Asmt:	\$48,930
County Tax:	\$462	Taxable Land Asmt:	\$48,930	Total Bldg Asmt:	\$56,720
Municipal Tax:	\$735	Taxable Bldg Asmt:	\$56,720	Total Asmt:	\$105,650
School Tax (Est):	\$2,185	Total Out Bldg Asmt:	\$3,200	Taxable Total Asmt:	\$105,650
Fire District:	0	Water District:	0	Garbage District:	0
Light District:	0				

Lot Characteristics

Sq Ft:	6,344	Zoning:	TC
Acres:	0.15	Traffic:	Heavy
Lot Imprvs:	Sidewalks	County Location:	Perm Central Bu
Roads:	Paved		Dist
Topography:	Level, Rolling		

Building Characteristics

Bldg Sq Ft:	1,272	Total Rooms:	6	Basement Type:	Full
Residential Type:	Single/Det	Bed Rooms:	3	Garage Type:	Detached
Residential Design:	2 Story	Full Baths:	1	Gas:	Public
Stories:	2.00	Total Baths:	1.0	Water:	Public
Total Units:	1	Exterior:	Frame, Masonry	Sewer:	Public
Attic Type:	None	Residential Style:	Old	Year Built:	1930
Det Grg Sq Ft:	300	Det Grg Fin Sq Ft:	0	Heat Fuel:	Gas
Cooling:	None	Heat Delivery:	Hot Water/Steam		

Codes & Descriptions

Land Use: R10 Res: 1 Fam
 County Legal Desc: LOT DWG & GAR

MLS History

Tax History

Year	Annual Tax Amounts				Annual Assessment					
	County	Municipal	School	Annual	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2018	\$462	\$735	\$2,185	\$3,382	\$48,930	\$56,720	\$105,650	\$48,930	\$56,720	\$105,650
2017	\$462	\$735	\$2,185	\$3,382	\$48,930	\$56,720	\$105,650	\$48,930	\$56,720	\$105,650
2016	\$440	\$735	\$2,123	\$3,299	\$48,930	\$56,720	\$105,650	\$48,930	\$56,720	\$105,650
2015	\$440	\$735	\$2,068	\$3,244	\$48,930	\$56,720	\$105,650	\$48,930	\$56,720	\$105,650
2014	\$440	\$735	\$2,030	\$3,205	\$48,930	\$56,720	\$105,650	\$48,930	\$56,720	\$105,650
2013	\$440	\$735	\$1,972	\$3,148	\$48,930	\$56,720	\$105,650	\$48,930	\$56,720	\$105,650
2012	\$419	\$735	\$1,972	\$3,127	\$48,930	\$56,720	\$105,650	\$48,930	\$56,720	\$105,650
2011	\$419	\$735	\$1,940	\$3,094	\$48,930	\$56,720	\$105,650	\$48,930	\$56,720	\$105,650
2010	\$419	\$613	\$1,940	\$2,971	\$48,930	\$56,720	\$105,650	\$48,930	\$56,720	\$105,650
2009	\$419	\$592	\$1,886	\$2,896	\$48,930	\$56,720	\$105,650	\$48,930	\$56,720	\$105,650
2008	\$402	\$592	\$1,780	\$2,774	\$48,930	\$56,720	\$105,650	\$48,930	\$56,720	\$105,650
2007	\$402	\$550	\$1,668	\$2,621	\$48,930	\$56,720	\$105,650	\$48,930	\$56,720	\$105,650
2006	\$391	\$528	\$1,602	\$2,521	\$48,930	\$56,720	\$105,650	\$48,930	\$56,720	\$105,650
2005	\$376	\$487	\$1,513	\$2,376	\$48,930	\$56,720	\$105,650	\$48,930	\$56,720	\$105,650
2004	\$361	\$469	\$1,432	\$2,261	\$48,930	\$56,720	\$105,650	\$48,930	\$56,720	\$105,650
2003	\$346	\$469	\$1,330	\$2,145	\$48,930	\$56,720	\$105,650	\$48,930	\$56,720	\$105,650

Sale & Mortgage

Record Date: 11/09/2000 Book: 4849
 Settle Date: 08/03/2000 Page: 1177
 Sales Amt: \$1 Doc Num:
 Sale Remarks: Nominal
 Owner Names: Mario Mozzani

Mort Rec Date: 02/12/2010 Lender Name:
 Mort Date: 01/30/2010 Term: 0
 Mort Amt: \$25,000 Due Date:
 Remarks: ARM, Conv, Refinance

Record Date: 04/22/1993 Book: 3542
 Settle Date: Page: 1629
 Sales Amt: \$70,000 Doc Num:
 Sale Remarks:
 Owner Names: Louis Mozzani

Mort Rec Date: 04/22/1993 Lender Name: NATIONAL BK OF BOYERTC
 Mort Date: Term: 0
 Mort Amt: \$500,000 Due Date:
 Remarks: Conv

Flood Report

Flood Zone in Center of Parcel: **X**
 Flood Code Desc: **Zone X-An area that is determined to be outside the 100- and 500-year floodplains.**
 Flood Zone Panel: **42029C0210G** Panel Date: **09/29/2017**
 SFHA Definition: **Out** Special Flood Hazard Area (SFHA): **Out**
 Within 250 feet of multiple flood zone:

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	08/03/2000	Nominal	Mario Mozzani
Public Records		Record Date	04/22/1993	\$70,000	Louis Mozzani

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Search Criteria

Street Number is 316
 Street Name is like 'Market*'
 County is 'Chester, PA'
 Town is 'West Chester Boro - Chester County, PA (10301)'
 Selected 2 of 2 results.