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**West Market and South New Streets
Borough of West Chester, Chester County, Pennsylvania**

- > **300 & 316 West Market Street and 14 South New Street, separate tax parcels (01-008-0497.0000 and 01-008-0496.000) owned by one family - presently leased to various tenants - zoned TC Town Center - corner location with significant frontage on Market and New Streets plus rear frontage on Wollerton Alley - cross corner from the new Chester County Courthouse and the new County Annex Building - includes parking lot, Nudy's Cafe, Hair Salon, one townhouse on New Street (bottom level is Nudy's Cafe expansion and upper floors are residential), small garage / office building (fronting on the Alley) and one single family detached house on Market Street and the Alley**
- > **Tenants include Nudy's Cafe, Hair Salon, Painting contractor and 3 residential tenants - also 13 parking spaces - present income \$86,788 and expenses of \$18,155 - Nudy has a 10 day right of first refusal for any offer to purchase - Nudy lease ends 1/2020 or may be extended for an additional two 5 year terms**
- > **Land area is 0.380 acres (16,553 +/- square feet) - excellent future development site**
- > **Listed price is \$1,800,000**
- > **Contact Ed Ritti for further information - ed.ritti@foxroach.com**

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