



**BERKSHIRE  
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HomeServices

**Fox & Roach, REALTORS®**

**Edward Ritti – Vice President  
Land Development  
100 Deerfield Lane, Suite 140  
Malvern, PA 19355  
PA Lic. # AB029150L  
BHHS-FR – PA Lic # RB061717C**

**(m) 610-306-3933  
(d) 610-993-2741  
(o) 610-647-2600  
(f) 610-993-3257  
[ed.ritti@foxroach.com](mailto:ed.ritti@foxroach.com)**

**[www.wedodirt.com](http://www.wedodirt.com)**

**EXECUTIVE SUMMARY:**

**2.05 Acres, Strasburg Road, Mortonville  
Newlin Township, Chester County, Pennsylvania**

- **Twin house, basement of former Dugals Inn, 2 parking lots, 2 road accesses in the center of the Village of Mortonville just west of Marshallton**
- **2090 and 2094 Strasburg Road, tac parcels #49-01-9.1 and 49-01-1 and 49-01-12 and 49-01-10 with frontage and access on Strasburg and Laurel Roads**
- **Jeff Miller, Evans Mill – 484-256-5870 (mobile) – [jmiller@eme-llc.com](mailto:jmiller@eme-llc.com) - on-site sewer consultant – has obtained a sewer permit for a new system for the use of the twin house parcel – there will be an easement over 49-01-12 for the location of this sewer system - if the former Dugals Inn parcel is to be redeveloped then that on-site sewer system will be managed as a pump and haul system**
- **Betsy Stephanou, Trident Land Transfer Company – 610-889-7677 – [betsy.stephanou@tridentland.com](mailto:betsy.stephanou@tridentland.com) there is an easement over 49-01-12 in favor of the neighbor allowing daytime parking – there will be an easement behind 49-01-10 and 49-01-9.1 to ensure that 49-01-9 has ingress / egress to the rear of their property – there is a paper alley extending from Strasburg Road and behind the two parcels fronting on Strasburg Road**
- **Bill Burke, Unruh Turner Burke & Frees – 610-716-1638 (mobile) – [wburke@utbf.com](mailto:wburke@utbf.com) – Seller's attorney**

- James Fritsch, Regester Associates – Township engineer – 610-444-5554 – [jim@regesterassociates.com](mailto:jim@regesterassociates.com) or Jeffery Diem - 610-444-5554-124 – [jeff@resgesterassoicites.com](mailto:jeff@resgesterassoicites.com)
- Zoned FRD – Flexible Rural Development with an overlay of Village Overlay District
- One side of the twin is presently rented for \$1,400 per month
- Onsite water and onsite sewer
- Property is offered at \$750,000 “As Is”
- For further information contact Mark Wilcox – 610-716-0592 (mobile) – [mark.wilcox@foxroach.com](mailto:mark.wilcox@foxroach.com)

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