



# 1034 W. Lincoln Highway Coatesville PA 19320

**4.1 Acres +/- with many possible uses.**



**\$349,900.00**



Route 30 & Pequea Ave  
P.O. Box 7, Gap PA 17527  
(717) 442-9221  
(610) 384-8433

Listing Agent: Stephen J. Barr  
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**ADDRESS:** 1034 W. Lincoln Highway, Coatesville, PA 19320

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**PRICE:** \$349,900.00

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**OWNER:** John M. Good

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**LOT DESCRIPTION:** 4.1 Acres +/-

**TAX PARCEL:** 38-02-0178

**DEED REFERENCE:** P-47-1

**ZONING:** NCO-Neighborhood Commercial  
Office Zone

**WATER:** None

**SEWER:** Public Available

**TAXES:**           **YEAR: 2018**

\$1,006

**School:** Coatesville Area

\$120

**County:** Chester

\$90

**Municipal:** Valley Township

\$1,216

**TOTAL**

**★DIRECTIONS★**

Property Located on Lincoln Highway just West of Coatesville on  
Left.

*The information contained in this brochure is believed to be accurate,  
but is not guaranteed.*

# PLOT PLAN



Large 4.0 Acre +/- Lot with Many uses Possible. Small Stream on Property but not in Flood Zone, According to FEMA. Frontage on Lincoln Highway and Front Street. Great Retail or Professional Office Location with good Traffic Count. Billboard on site Leased on a Month to Month Basis and can be Removed