

# Tax Map



★FOR SALE★

**21,800 Sq. Ft +/- Building on a  
2.18 Acre +/- Tract of Land**



**1155 Horseshoe Pike  
Downingtown, PA 19335**

**HIGH TRAFFIC LOCATION  
MANY USES POSSIBLE**

*\$2,650,000.00 Real Estate & Business*

*\$2,350,000 Real Estate Only*



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

Call Steve Barr  
Steve@barr1.com  
[www.barr1.com](http://www.barr1.com)

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**ADDRESS:** 1155 Horseshoe Pike Downingtown PA 19335

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**PRICE:** \$2,650,000.00 Real Estate & Business  
\$2,350,000.00 Real Estate Only

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**OWNER:** Village Building LP

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**YEAR BUILT:** 1975 +/-

**LOT DESCRIPTION:** 2.18 Acre +/- (2 Tracts Plot Plan on Back)

**TAX PARCELS:** 30-05-0070.0100 &  
30-05-0070.0200

**DEED REFERENCE:** 10848592

**ZONING:** TND2 Traditional Neighborhood  
Development District

<b>TAXES:</b>	<b>YEAR: 2018</b>	30-05-0070.0100
\$16,250	<b>School:</b>	Downingtown Area
\$2,612	<b>County:</b>	Lancaster
\$1,713	<b>Municipal:</b>	East Brandywine Twp
\$20,575	<b>TOTAL</b>	

<b>TAXES:</b>	<b>YEAR: 2018</b>	30-05-0070.0200
\$4,089	<b>School:</b>	Downingtown Area
\$657	<b>County:</b>	Lancaster
\$431	<b>Municipal:</b>	East Brandywine Twp
\$5,178	<b>TOTAL</b>	

**★DIRECTIONS★**

From Route 30 Bypass take Route 322 West to Property on Right  
in the Village of Guthriesville.

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

## ★FEATURES★

21,800 +/- Sq. Ft. Building featuring 9,200 +/- Sq. Ft. retail space with 10' ceilings, warehouse space with up to 19' ceilings and drive in door, plus two loading docks.

Two Private 2<sup>nd</sup> Floor offices. Onsite parking for approximately 50 cars. Great high traffic location with 20,000 + vehicles per day average.

Many uses possible and Priced to sell!

### **Real Estate Only \$2,350,000**

Includes: 2.28 Acres +/- of Land & building

### **Real Estate & Business \$2,650,000.00**

Includes: 2.18 Acres +/- of Land & Building

2000 Ford F650 Truck 66,000 Miles +/-

Kubota R205 Wheel Loader 480 Hours +/-

Hyster 50 Propane Forklift Model S50XM.

Shelving & Gondolas

Office Equipment

Paint Mixing Equipment

Key Cutting Machine

Antique Barber Shop

Minimum \$150,000.00 Wholesale Inventory

**Business Financials Available to Qualified Buyers with  
signed Confidentiality Agreement**

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