

**AVISON
YOUNG**

240-316 E UNION STREET

WEST CHESTER, PA



FOR SALE

Warehouse with Outside Storage & Four Townhomes

316 E UNION ST: GRADE +/- 9,010 SF | BELOW GRADE +/- 5,000 SF



Property Overview

This unique mixed-use offering includes four townhomes located at 240 E Union St, 304 E Union St, 308 E Union St, and 316–319 E Union St, along with a 14,010 SF flex/warehouse building situated on a 1.076-acre site in the Borough of West Chester. The property benefits from Mixed Use zoning, which supports a blend of residential, office, and light industrial uses, creating a natural transition between industrial and residential areas in the southeast portion of the Borough. With its combination of rental units, substantial warehouse space, and the rare ability to accommodate on-site outside storage, this property presents a versatile investment opportunity.

BUILDING SPECS

Addresses	240 E Union St (Townhome)
	304 E Union St (Townhome)
	308 E Union St (Townhome)
	310 E Union St (Townhome)
	316-319 E Union St (Warehouse)
Total Acreage	1.076 Acres
Warehouse / Flex Space	14,010 SF (9,010 SF + 5,000 SF)
Zoning	Borough of West Chester – Mixed Use District
Uses Permitted	Residential, Office, Light Industrial
Additional Features	Ability for on-site outside storage; four rental units
District Purpose	Designed to support mixed-use development transitioning from industrial to residential

Site Plan

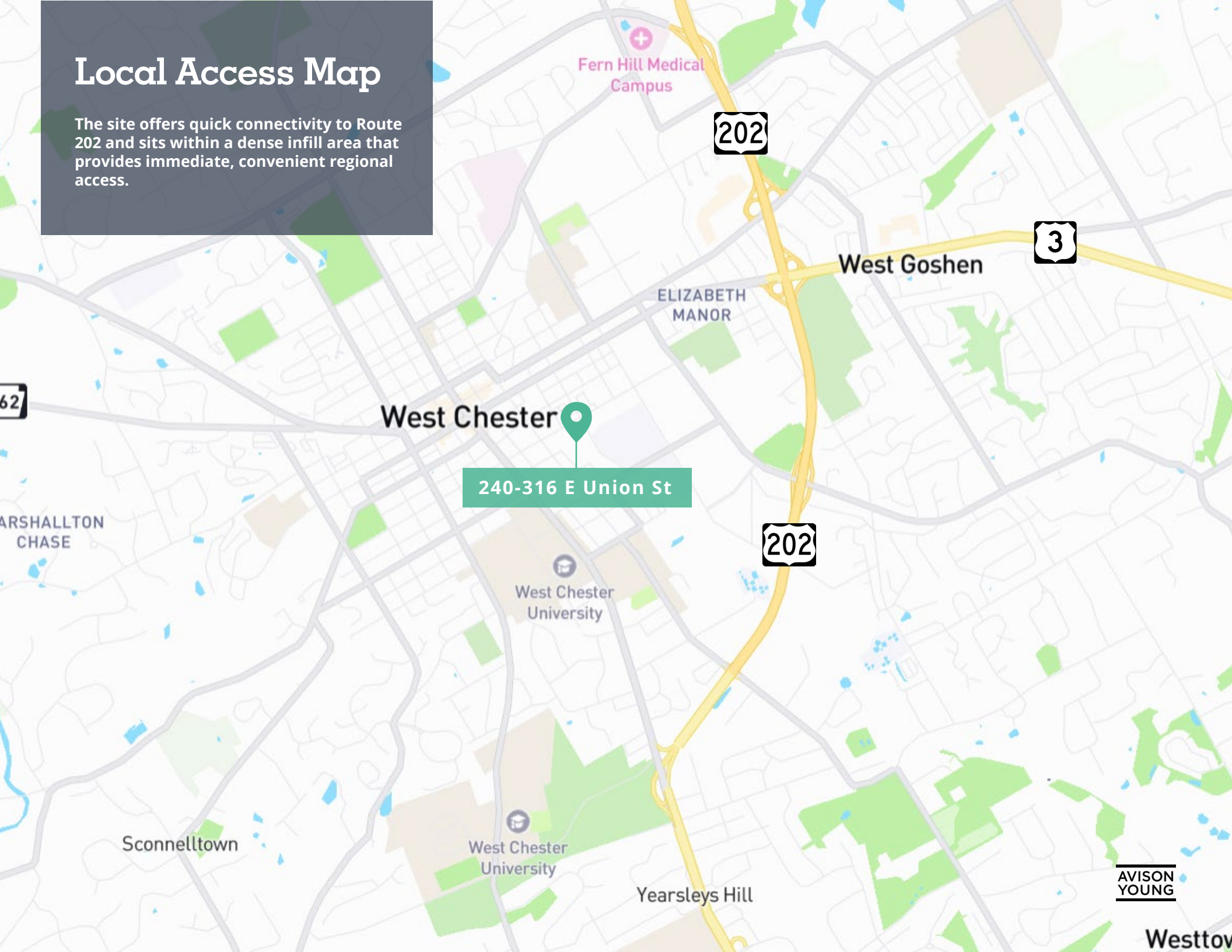
14,010 SF (WAREHOUSE)

1.076 ACRES



Local Access Map

The site offers quick connectivity to Route 202 and sits within a dense infill area that provides immediate, convenient regional access.



West Chester

240-316 E Union St

Fern Hill Medical Campus

202

3

West Goshen

ELIZABETH MANOR

62

MARSHALLTON CHASE

West Chester University

202

Scanneltown

West Chester University

Yearsleys Hill

AVISON YOUNG

Westov

West Chester Development

This map highlights emerging residential and industrial projects surrounding 240-316 E Union Street, underscoring the growing development momentum in this West Chester corridor.

**Apartment
Development**

240-316 E Union St

**Industrial
Development**

Zoning Specifications

MU: Mixed Use District

The Mixed-Use District is designed to promote the development of residential, office and light industrial uses as a transition from industrial to residential development in the southeast portion of the Borough.

Dimensional Requirements:

Lot area, minimum	2,500 Square feet
Lot width, minimum	20 Feet
Build-to-line / front yard	10 Feet from curb
Side yard, minimum	10 Feet
Rear yard, minimum	10 Feet
Height, maximum	45 Feet; 60 Feet conditional use
Impervious coverage, maximum	95%
Building coverage, maximum	90%

Design Standards:

1. All green areas shall be in accordance with the special regulations for landscaping set forth in this chapter.
2. Manufacturing activities shall be restricted to completely enclosed buildings.
3. All lighting, signage, fencing, pavements, storage, traffic, and other environmental controls shall be in accordance with the provisions of this chapter.
4. Buildings and uses related to offices, light industrial, and manufacturing shall not create adverse impacts on adjoining residential development with respect to noise, glare, vibration, dust, odor, or other nuisances.
5. Any outdoor storage of equipment and materials shall be screened by a six-foot-high opaque fence.
6. Parking for all buildings shall be to the rear or side of buildings, not in the front of buildings, except for on-street, curbside parking.

Permitted Uses

Agricultural Use

Community Garden

Educational Uses

Flex Spaces

Light Industrial

Live-Work Units

Municipal Uses

Offices

Single-family attached / detached / semi-detached

Student Homes

Two-family attached / detached / semi-detached

Projected Income & Expense Overview

The following operating summary includes projected rental income for the flex/industrial building based on estimated market rents and outdoor storage usage, in addition to in-place residential rental income.

INCOME

Flex / Industrial Building (Projected)		
Area	Est. Rate PSF	Monthly Income
9,010 SF	\$16.00 PSF	\$12,013.33
5,000 SF Outdoor Storage	\$5.00 PSF	\$2,083.33
Residential Rental Income (In-Place)		
Unit	Monthly Rent	
304 E Union St - Unit 1	\$2,067 HACC	
304 E Union St - Unit 2	\$1,750 HACC	
308 E Union St - Unit 1	\$2,067 HACC	
308 E Union St - Unit 2	\$2,067 HACC	
Income Summary		
Total Monthly Income	\$22,047.67	
Total Annual Income	\$264,572.00	
Less Vacancy (10%)	(\$26,457.20)	
Effective Gross Income	\$238,114.80	

EXPENSES

Real Estate Taxes	
Property	Annual Taxes
316 E Union Street	\$10,568
240 E Union Street	\$1,657
304 E Union Street	\$2,419
308 E Union Street	\$2,669
Total Taxes	\$17,313
Additional Expenses	
Expense	Annual Amount
Insurance*	\$13,575 (Est.)
Snow & Landscaping*	\$5,000 (Est.)
Common Utilities*	\$3,600 (Est.)
Management Fee (4%)	\$9,524.59 (Based on EGI)
Miscellaneous (2%)	\$4,762.30 (Based on EGI)
Expense Summary	
Total Operating Expenses	\$53,774.89
Projected Net Operating Income	\$184,339.91

Projected flex building income is based on estimated market rental rates and includes potential income from the outdoor storage area. Insurance, snow removal/landscaping, and utilities are estimated expenses.







240-316 E UNION STREET

WEST CHESTER, PA

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