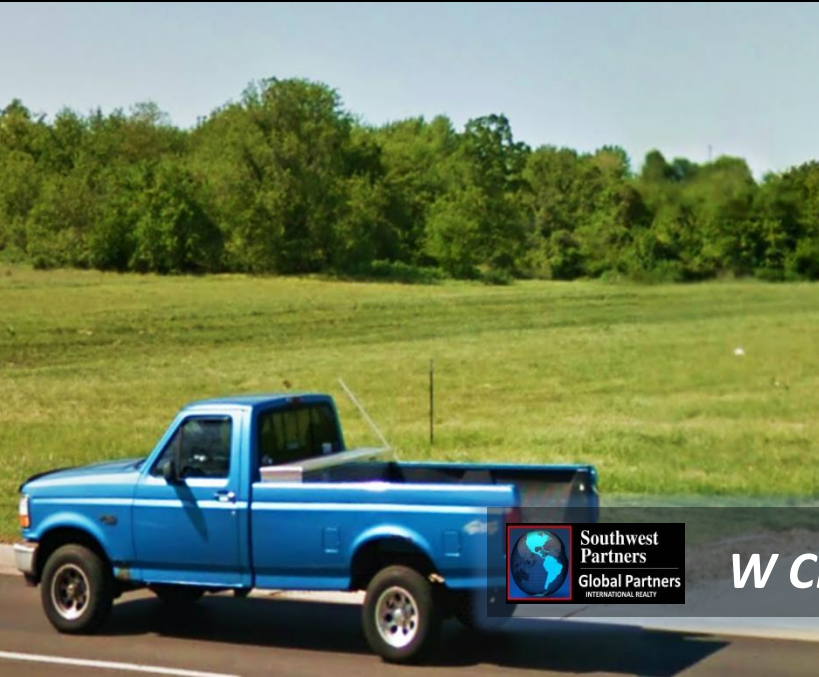


**Owner Finance**  
**Reduced \$100K**  
**Build to Suit**  
**Was FSBO**  
**481' HWY Frontage**  
**Zoned: HWY-COMM**  
**5% BBC**



**W CHESTNUT HWY COMMERCIAL**

[Report a problem](#)





481.66' Frontage



**W CHESTNUT HWY COMMERCIAL**



|             | Tract 1          | Tract 2          | Both             |
|-------------|------------------|------------------|------------------|
| Acres       | 2.91             | 3.51             | 6.42             |
| Frontage    | 481'             | 242'             | 723'             |
| Zoning      | H-C              | R-MD             |                  |
| Previous    | \$344,512        | \$248,559        | \$593,071        |
| Now         | <b>\$244,512</b> | <b>\$218,559</b> | <b>\$463,071</b> |
| S/SF Usable | <b>\$4.00</b>    | <b>\$3.00</b>    | <b>\$3.46</b>    |
| \$/SF Gross | <b>\$1.93</b>    | <b>\$1.43</b>    | <b>\$1.65</b>    |

Tract 2

Tract 1



**W CHESTNUT HWY COMMERCIAL**





***W CHESTNUT HWY COMMERCIAL Highway Frontage***





***W CHESTNUT HWY COMMERCIAL Highway Curb Cut***





***W CHESTNUT HWY COMMERCIAL Highway Frontage***





***W CHESTNUT HWY COMMERCIAL Highway Frontage***

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***W CHESTNUT HWY COMMERCIAL C-Store Next Door***





***W CHESTNUT HWY COMMERCIAL W on W Chestnut***





***W CHESTNUT HWY COMMERCIAL East on W Chestnut***

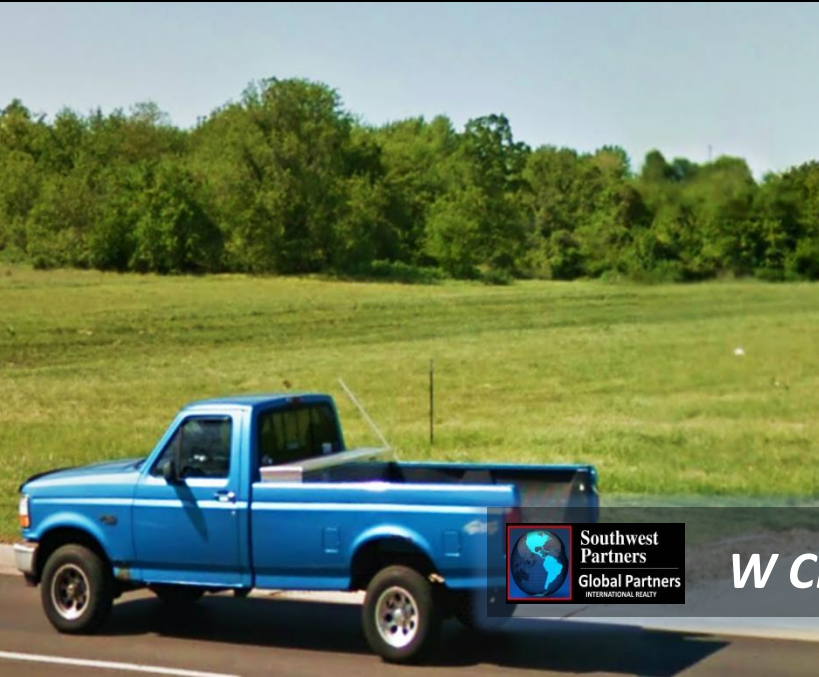




***W CHESTNUT HWY COMMERCIAL Young/Lilley Park***



**Owner Finance**  
**Reduced \$100K**  
**Build to Suit**  
**Was FSBO**  
**481' HWY Frontage**  
**Zoned: HWY-COMM**  
**5% BBC**



**W CHESTNUT HWY COMMERCIAL**

[Report a problem](#)





481.66' Frontage



**W CHESTNUT HWY COMMERCIAL**



|             | Tract 1          | Tract 2          | Both             |
|-------------|------------------|------------------|------------------|
| Acres       | 2.91             | 3.51             | 6.42             |
| Frontage    | 481'             | 242'             | 723'             |
| Zoning      | H-C              | R-MD             |                  |
| Previous    | \$344,512        | \$248,559        | \$593,071        |
| Now         | <b>\$244,512</b> | <b>\$218,559</b> | <b>\$463,071</b> |
| S/SF Usable | <b>\$4.00</b>    | <b>\$3.00</b>    | <b>\$3.46</b>    |
| \$/SF Gross | <b>\$1.93</b>    | <b>\$1.43</b>    | <b>\$1.65</b>    |

Tract 2

Tract 1



**W CHESTNUT HWY COMMERCIAL**





<http://www.swpre.com/listing/w-chestnut-hwy-commercial/>



***W CHESTNUT HWY COMMERCIAL***





**Southwest  
Partners**

**Global Partners**  
INTERNATIONAL REALTY

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***W CHESTNUT HWY COMMERCIAL***