

19 S. HIGH STREET

WEST CHESTER, PA



LOCALITY

19 S. High Street is located along the east side of S. High Street between E. Market and E. Miner Streets within West Chester Borough, Chester County.

The county has an excellent highway system; U.S. Routes 1, 3, 30, 100, 202, 352, and the Pennsylvania Turnpike connect the county with many of the nation's markets. In addition, Pennsylvania routes and numerous county highways further enhance the system.



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SUMMARY

LOCATION: 19 S. High Street, West Chester Borough, Chester County, Pennsylvania

HIGHEST AND BEST USE: Office Use

OCCUPANT: Two tenants

IMPROVEMENTS: Attached, basement one and part three-story, office building containing a gross building are of 3,778 square feet

ZONING: TC (Town Center District)

IMPROVEMENTS

The site is improved with an attached, basement and two-story office building divided into two units with private interior stairways and entrances. Unit One comprises the ground and lower level. The lower level is divided into conference room and two storage rooms. The ground level comprises reception area, two private offices, open file area, break room, and lavatory. The second unit is contained within the elevated sections of the building.

The second floor has four offices and a lavatory, and the third floor has a single office.

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PHYSICAL FEATURES

TOPOGRAPHY: Gentle slope from front to rear

L/B RATIO: 1.03 to 1

COVERAGE: 28%

FLOOD ZONE: According to community panel #42029C0210F, dated September 29, 2006, the site is not situated in a FEMA designated flood area

FRONTAGE: Site is improved with brick and concrete walk ways, stone curbing, pole lighting and rear asphalt paved parking lot for 8 stacked cars

UTILITIES: Public gas, water and sewer

COMMENTS: Typical site for neighborhood. No adverse easements, encroachments or conditions



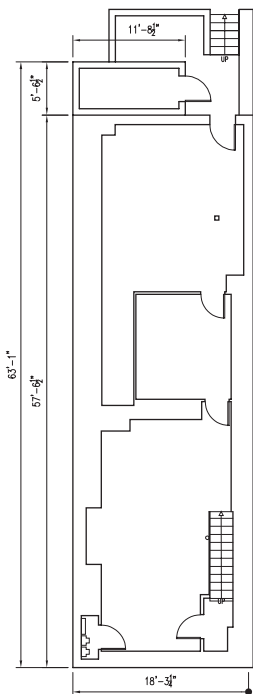
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EXTERIOR DESCRIPTION

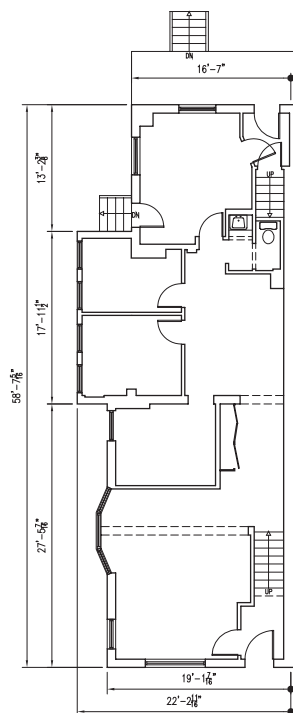
BUILDING AREA:	3,778 sq. ft.
NUMBER OF BUILDINGS:	One
STORIES:	Four
YEAR BUILT:	1900
FRAME:	Masonry bearing walls and wood frame
FOUNDATION:	Reinforced concrete footings under exterior walls and interior frame members with masonry base walls
EXTERIOR WALLS:	Brick and painted wood exterior
ROOF:	Single pitch and fat design, wood joists support wood deck with tin and built-up coverings

INTERIOR DESCRIPTION

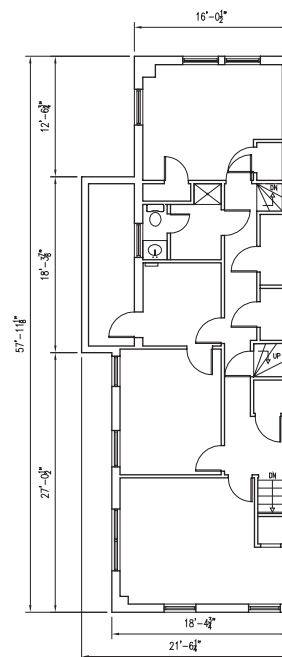
INTERIOR PARTITIONING:	Concealed frame
FLOORS:	Lower level is poured concrete on grade. Ground and elevated sections are wood joists supporting wood deck
BAY SIZES:	Various sized bays
CEILING HEIGHTS:	8'-10'
CEILING COVER:	Painted plaster and acoustical panels



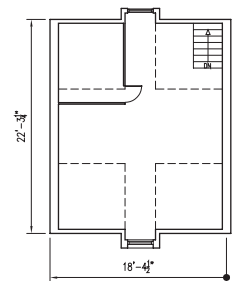
BASEMENT: 1,116 SQUARE FEET



FIRST FLOOR: 1,149 SQUARE FEET



SECOND FLOOR: 1,093 SQUARE FEET



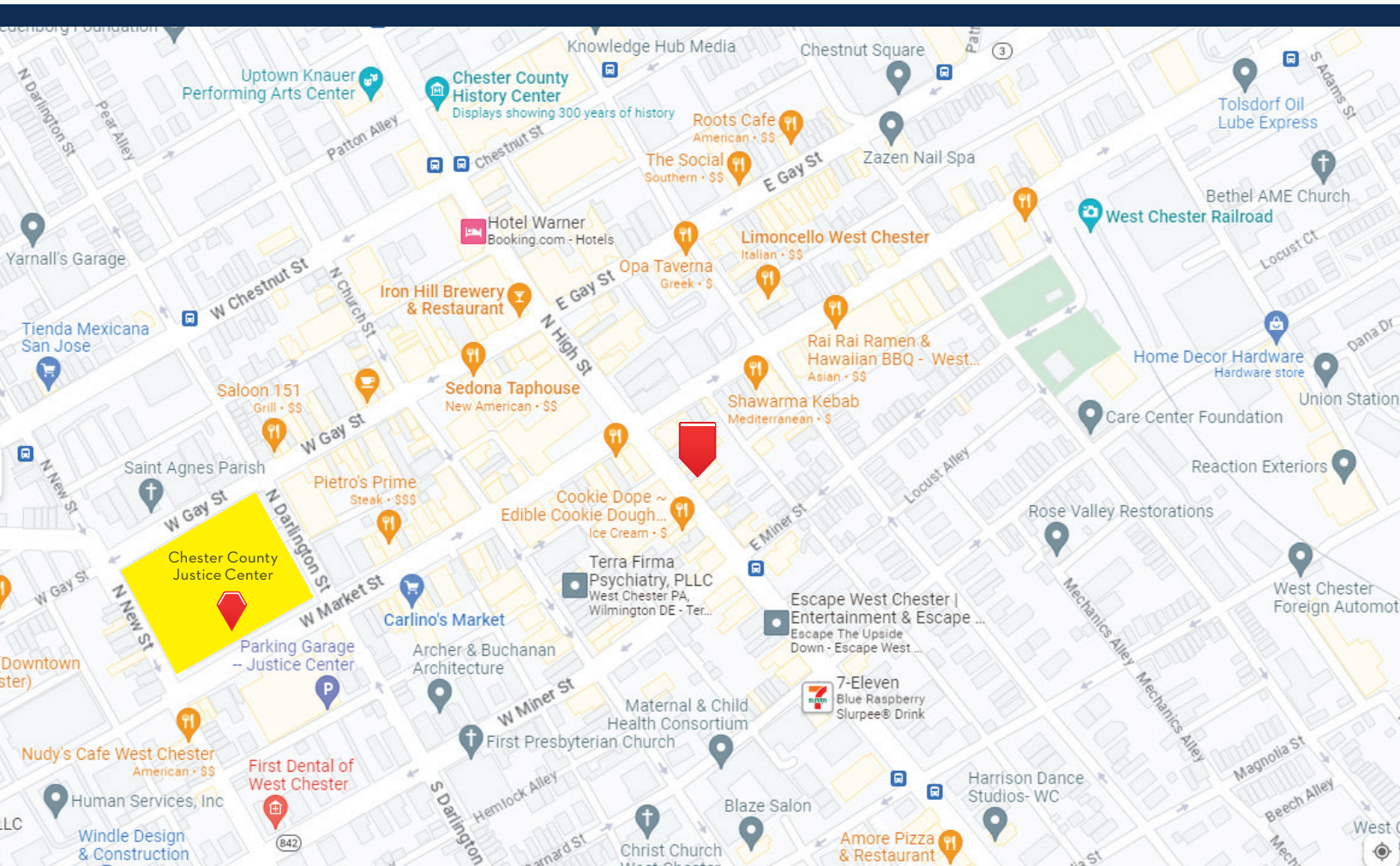
THIRD FLOOR: 420 SQUARE FEET

19 SOUTH HIGH STREET
WEST CHESTER, PENNSYLVANIA 19382

RHJ ASSOCIATES, PC
ARCHITECTS - PLANNERS - DESIGNERS

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DATE: 08.16.2023
PROJECT NO. 2023-0540



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