

SALE / LEASE

1 WEST STATE STREET – MEDIA, PA 19063



Description: Great location in downtown Media / Traffic Light corner / This Price includes: Building, Land & “NOT” Liquor License. **Building Size:** +/- 5,000 Square Foot (1st & 2nd floor) Restaurant building (Bar, Dining Area & 2 Kitchens), Finished basement space (+/- 4,118 Square Feet) / plus outside dining areas, Handicap Accessible Ramp, **Acres:** 0.27 (Approximate size), **Zoning:** Retail-Office-Apartment District (ROA), **Parking:** 8-10 car parking lot, **Water:** Public, **Sewer:** Public. This building was a post office, a borough hall, police department headquarters, and is now a commercial restaurant.

SALE PRICE: \$925,000.00

LEASE PRICE: \$6,500.00 Per Month/NNN

(BUILDING & LAND)

AGENT CONTACTS

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Zoning

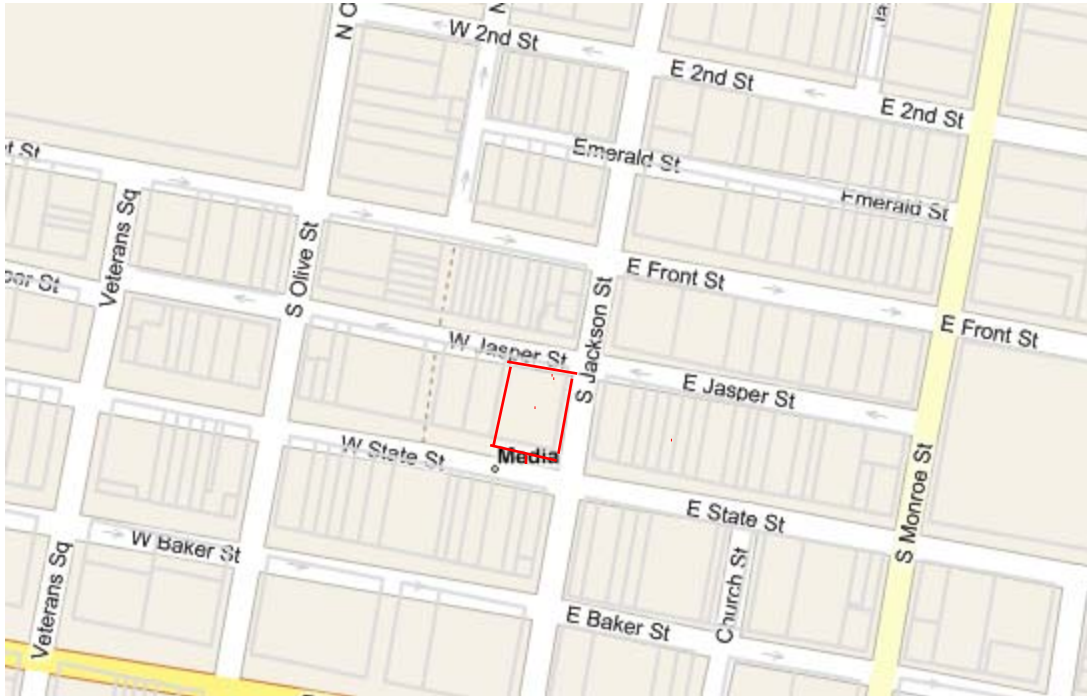
Retail-Office-Apartment District (ROA)

Use By Right

In the Retail-Office-Apartment District, land, buildings or premises shall be used by right only for one or more of the following uses:

- A. Retail store, including general merchandise store, hardware store, variety store, pharmacy or similar establishment.
 - B. Gift shop or similar establishment.
 - C. Apparel or accessory store.
 - D. Business machine, television, radio, computer or household appliance store, including sales and service, where service facilities must be related to the sales activity.
 - E. Personal service shop, including barber, beautician, shoe repair, tailor and laundry, where actual cleaning and pressing are done off the premises, and related personal services.
 - F. Food store, including grocery store or supermarket, liquor store or beverage distributor, confectionery, bakery, pastry, candy and ice cream shop, where goods are sold only at retail on the premises.
 - G. Eating and drinking place, including restaurant, delicatessen, sandwich or pizza shop or tavern.
 - H. Bank.
[Amended 12-16-1999 by Ord. No. 938]
 - I. Professional or business office or studio, or financial institutions (other than banks) are not permitted on ground and/or first floor at front of store grade level and are permitted by right only on higher floors.
[Amended 12-16-1999 by Ord. No. 938]
 - J. Municipal building or use.
 - K. Mixed use, where offices and/or residential use are located above retail establishments or residential use above offices, subject to § 311-22D(6).
[Amended 8-15-1996 by Ord. No. 903]
 - L. Place of amusement, provided they are consistent with all other ordinances of the Borough of Media.
Editor's Note: Former Subsection 13, regarding multifamily dwellings, which immediately followed this subsection, was deleted 8-15-1996 by Ord. No. 903.
[Amended 8-15-1996 by Ord. No. 903]
 - M. No drive-in or drive-through establishments will be permitted such that ingress and/or egress is from/to state street.
[Amended 8-15-1996 by Ord. No. 903]
 - N. Church or other place of worship.
 - O. Conversion, as per § [311-76](#).
[Amended 8-15-1996 by Ord. No. 903]
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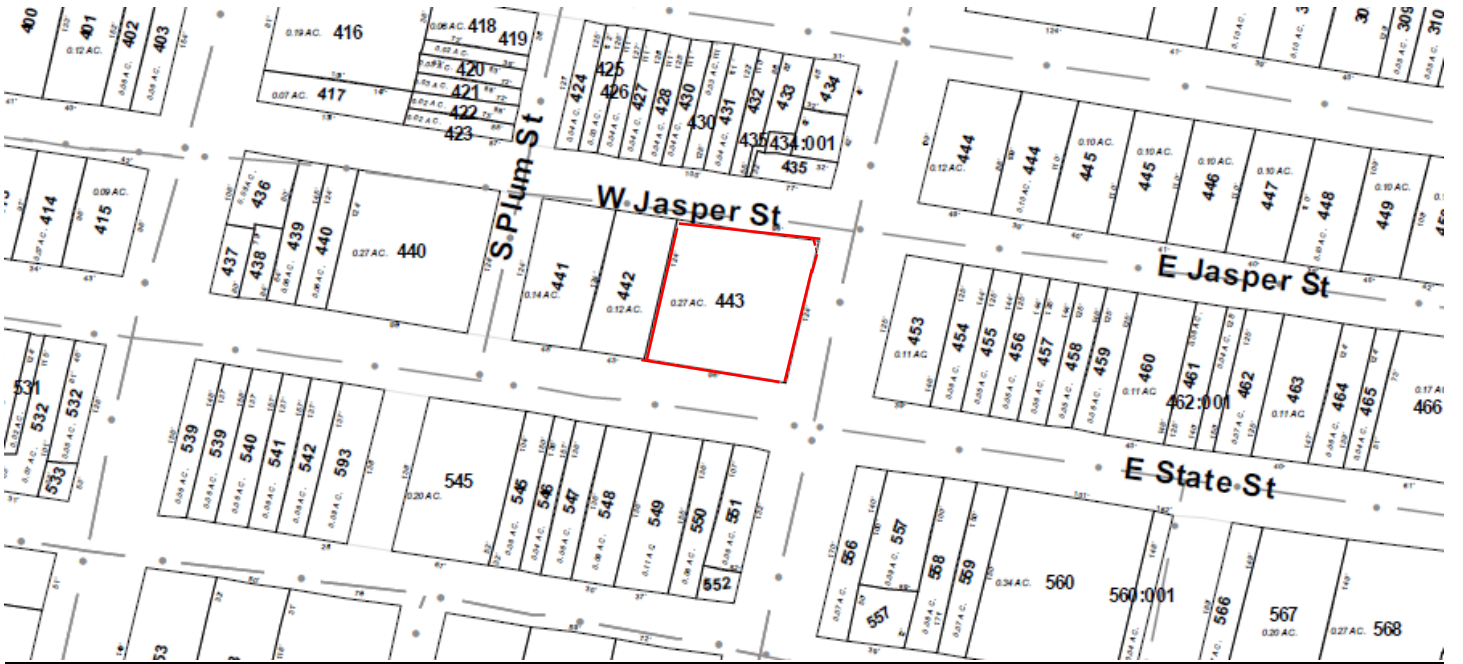
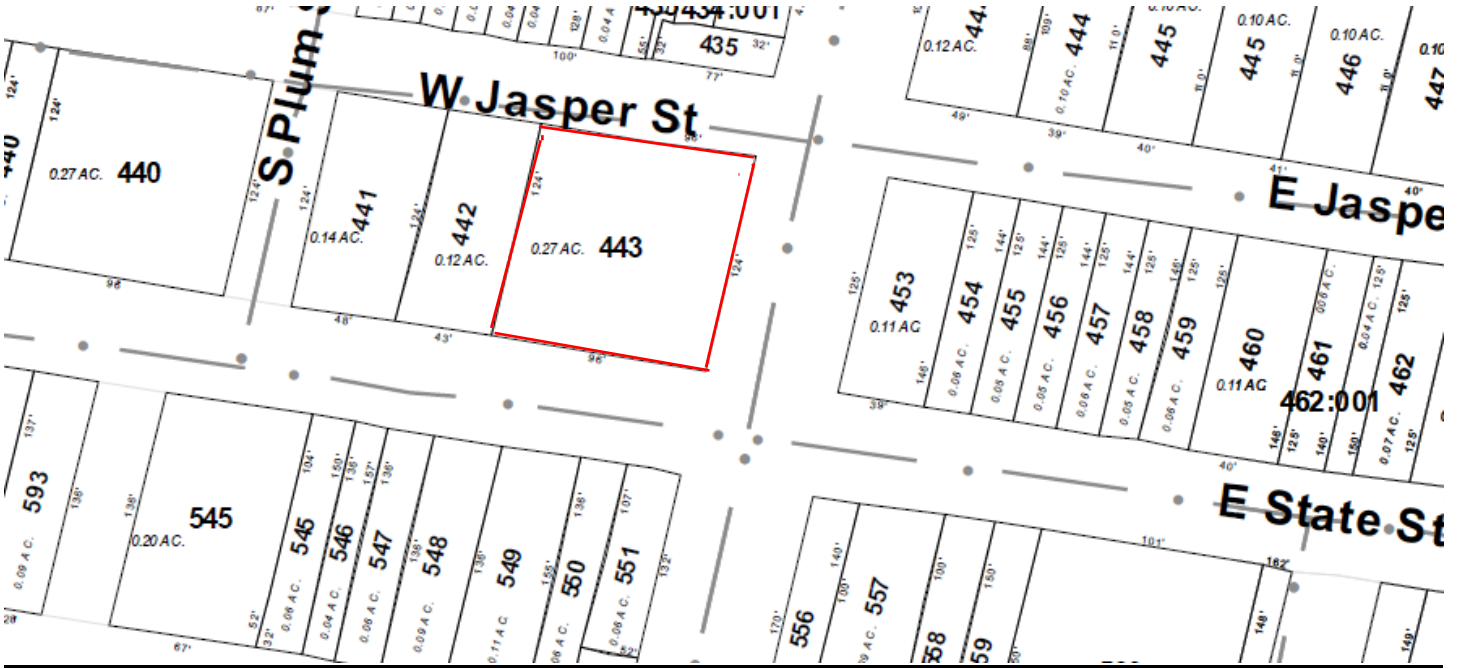
MAP VIEW



BIRD'S EYE



Tax Map



*This information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

Photos

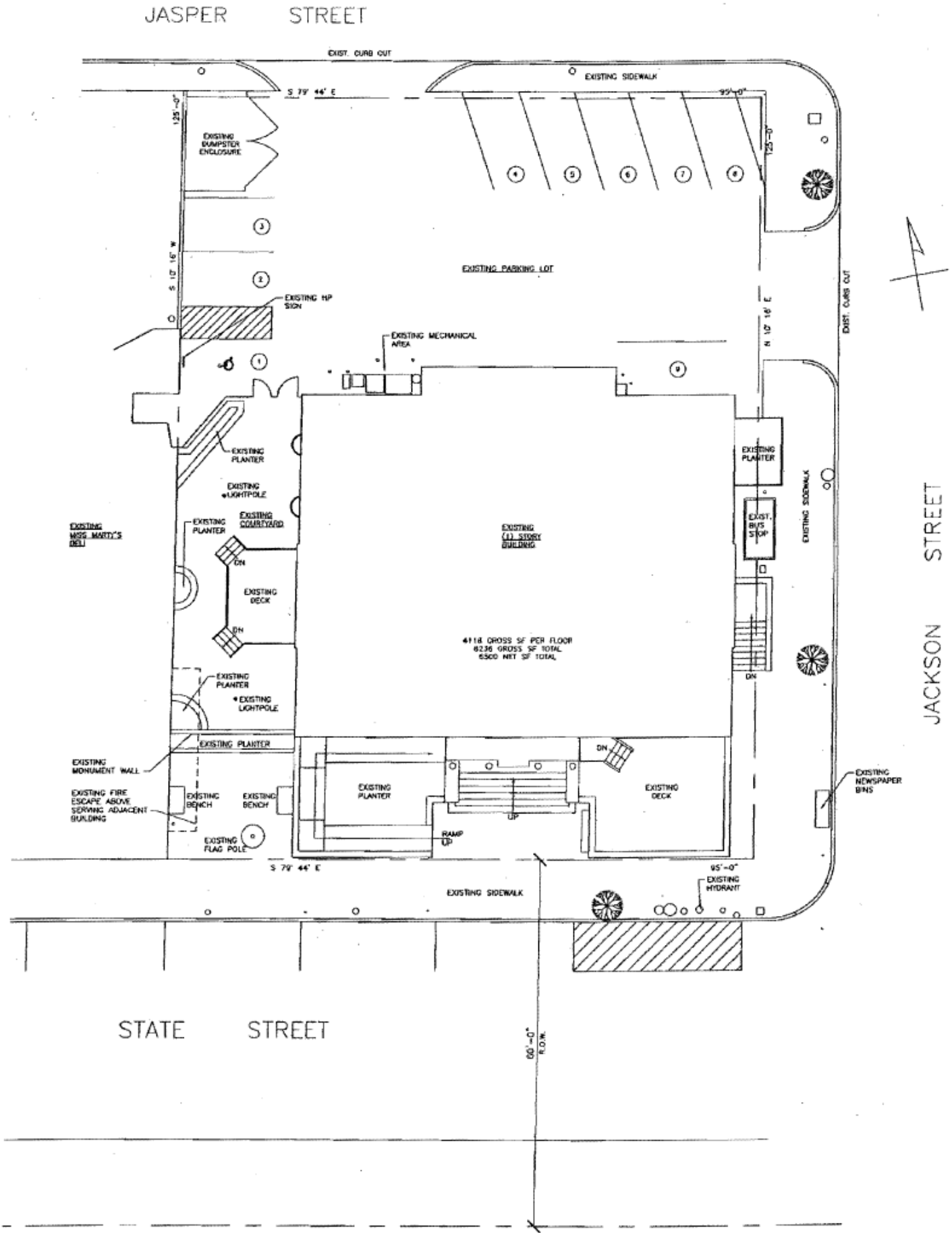


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Photos



Existing Site Plan



1
SP-1

EXISTING SITE PLAN

SCALE: 1"=10"

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Specifications

CONSTRUCTION	Masonry and steel construction with wood frame attic supporting wood deck roof
LOT SIZE	0.273 acre (11,875 square feet) rectangular shaped corner parcel with 95' frontage on the north side of W. State Street; 125' frontage along the east side of Jackson Street; and 95' frontage along the south side of Jasper Street
SCHOOL DISTRICT	Rose Tree-Media
LAYOUT	1 story with 2nd floor mezzanine and basement
ROOF	Flat build
UTILITIES	Gas heat Gas hot water heater Central air – first level Public water. On-site ejector pump to public sewer.

FIRST FLOOR

Entry foyer, lobby, sunroom, bar, dining rooms, and handicapped-accessible lavatory facilities.

SECOND FLOOR MEZZANINE

Limited capacity dining area and office area.

BASEMENT

General storage area. Non-handicapped accessible lavatory facilities.