



# AUCTION

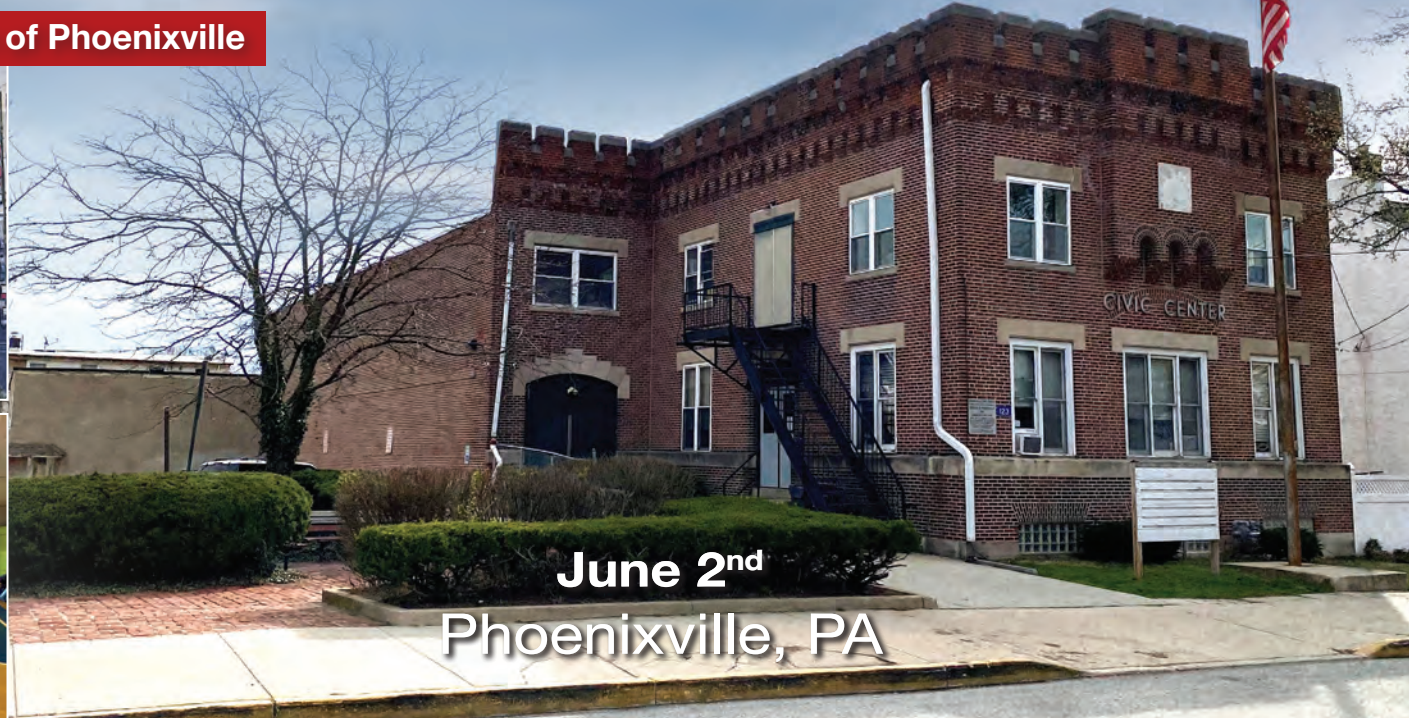
## Former Civic Center on Main Street



By Order of the Borough of Phoenixville



Main Street



June 2<sup>nd</sup>  
Phoenixville, PA

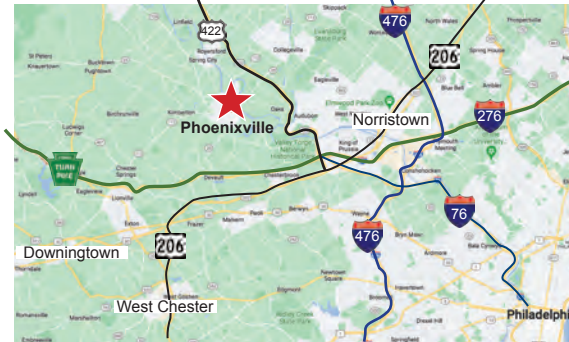
# AUCTION



By Order of the Borough of Phoenixville

## Attention Builders, Developers and Investors!

- Residential Infill Zoning which permits, among other uses, multifamily residential uses, adaptive reuse, group homes.
- Total consolidated Lot Area: 14,880<sup>±</sup> sq ft - 262<sup>±</sup> ft frontage - Ready for Redevelopment.
- Full sized basketball court, boxing ring, classrooms and multiple offices.
- Close to Valley Forge and King of Prussia. Served by SEPTA and Amtrak and miles of nature trails.
- Phoenixville sits at the junction of the French Creek and the Schuylkill River in beautiful Chester County. The Phoenixville downtown is loaded with craft breweries, winery tasting rooms, fine dining, music venues and the famed Colonial Theater.



Visit [maxspann.com](http://maxspann.com) to download property information package

Online Auction Bidding  
Concludes Thursday,  
June 2nd, 2022 at 11 am

Preview Address: 123 Main Street, Phoenixville, PA 19460  
Property Previews 12-2 pm: Tuesday, May 17<sup>th</sup> and Wednesday, May 25<sup>th</sup>



Max Spann Real Estate & Auction Co.  
P. O. Box 4992  
Clinton, New Jersey 08809  
[auctions@maxspann.com](mailto:auctions@maxspann.com)  
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