

COMMERCIAL VILLAGE

Building Use: Water Treatment Plant
 Building Name: Warwick Water Works
 Street Address: 3001 Saint Peters Road
 City, State, Zip: Saint Peters, PA 19470
 Occupancy: Owner-occupied
 Summary Capsule: First floor contains water treatment facility for the entire Saint Peters Village and occupied residential units at The Falls. Second floor is partially finished office space. Public records indicate 3.3 acres underlying land.



Gross Building Area: 1,404 SF +/-
 Net Rentable Area: 1,404 SF +/-
 Year Built: 1880
 Renovated: -
 Number of Stories: 2
 Water/Sewer: Community Water & Community Sewer
 HVAC: Gas-fired FWA with A/C (plus Generac generator)
 Basement/Foundation: Concrete Block & Stone
 Interior Features/Finishes/Other: Concrete, vinyl sheet, & hardwood flooring. Second floor has multiple rooms, future kitchen, and a full bath.
Special Note: Black mold observed at rear entrance (interior) steps to second floor.
 Fire Sprinklers/Smoke Detectors: None
 Exterior Walls: Wood Siding & Concrete Block
 Structural Frame: Conventional wood framing over concrete block podium
 Windows: Double-hung
 Roof: Gable-style; asphalt shingles
 Recorded Owner: Warwick Water Works Inc.
 Tax ID: 19-6-137.2

Water Treatment Plant Building (3001 Saint Peters Road)



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COMMERCIAL VILLAGE – SEWER TREATMENT AREA



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LOT 2 VACANT LAND 2.1 Acres – Adjacent to Water Treatment Building

