

\$3,800,000 - 801-811 Sproul St, Chester

MLS® #PADE2102090

\$3,800,000

0 Bedroom, 0.00 Bathroom, 24,000 sqft

Commercial Sale on 0.00 Acres

N/A, Chester, PA

Prime opportunity to acquire a 24,000 sq/ft mixed-use commercial property in Chester, PA, ideally suited for behavioral health, detox, or medical-care operations.

Currently configured with a turnkey detox and recovery facility on the second floor and a fully operational restaurant/eatery on the first floor, the property offers a flexible foundation for expanding healthcare or wellness programs.

Zoning allows for a wide range of healthcare, residential, and service-based uses, giving new ownership freedom to enhance operations or expand facility capacity. The first floor can easily be reconfigured to support additional patient beds, cafeteria/dining services, group or common areas, or outpatient programming â€” perfectly aligning with integrated treatment or residential recovery models.

High-visibility frontage on Sproul Street, ample parking, and close proximity to major medical and transportation corridors position this site for long-term growth and strategic expansion.

Highlights:

24,000 sq/ft total mixed-use facility

Second-floor detox/behavioral health configuration



Ground-floor restaurant with kitchen and dining infrastructure

Expansion potential for additional beds, cafeteria, or wellness space

Zoning allows for healthcare and recovery operations

Excellent visibility and access in a revitalizing commercial corridor

Ideal for:
Detox Operators | Behavioral Health Providers
| MAT Programs | Transitional Housing |
Healthcare Investors | Wellness Systems

Built in 1977

Essential Information

MLS® #	PADE2102090
Price	\$3,800,000
Bathrooms	0.00
Square Footage	24,000
Acres	0.00
Year Built	1977
Type	Commercial Sale
Sub-Type	Special Purpose
Status	Active

Community Information

Address	801-811 Sproul St
Area	City Of Chester (10449)
Subdivision	N/A
City	Chester
County	DELAWARE-PA
State	PA
Municipality	CITY OF CHESTER
Zip Code	19013

Interior

Heating	Central
Cooling	Central A/C
# of Stories	2

Exterior

Exterior	Brick and Siding
Lot Description	Corner Lot, Road Frontage
Roof	Flat

School Information

District	CHESTER-UPLAND
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Additional Information

Date Listed	October 19th, 2025
Days on Market	12
Zoning	C-2/R

Listing Details

Listing Office	Real Broker, LLC
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Listing information last updated on October 30th, 2025 at 7:00pm EDT