

Executive Summary



SALE PRICE: \$1,150,000

LOT SIZE: 1.2 Acres

BUILDING SIZE: 11,150 SF Including A 2,150 Residential Unit

ZONING: Highway Commercial - HC

RESIDENTIAL: Residential Unit Leased Through February For \$2,000/Month Month To Month After February

PROPERTY OVERVIEW

Introducing an exceptional opportunity for a owner operator to purchase this vacant 11,150 SF free-standing, single story building, strategically located right off US-222 in Shillington. This property, zoned HC, in a prime location holds immense potential for a wide range of business and retail ventures. A 3 bedroom, 2,150 SF residential unit is attached to the rear of the building and is currently leased. This property is being sold AS IS WHERE IS.

PROPERTY FEATURES

- Highly visible location on Lancaster Pike
- Ample parking that surrounds the retail building for customer convenience
- Versatile space conducive to various business/retail ventures
- Last commercial building before entering the 222 bypass giving it high exposure and easy driving access to the region
- Favorable zoning for medical, retail, auto dealership and service, restaurants, day care center, and much more
- 3 miles from downtown Reading, PA

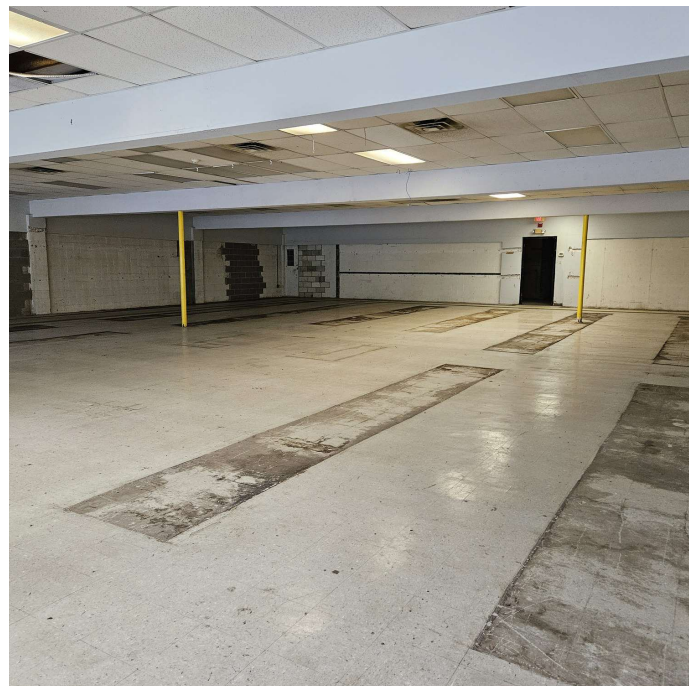
CINDY MCDONNELL FEINBERG
cfeinberg@feinbergrea.com
Cell: 610.360.9733
Direct: 610.709.6233

CASEY KELLER
ckeller@feinbergrea.com
Cell: 484.226.8081
Direct: 610.709.6232



Property Details

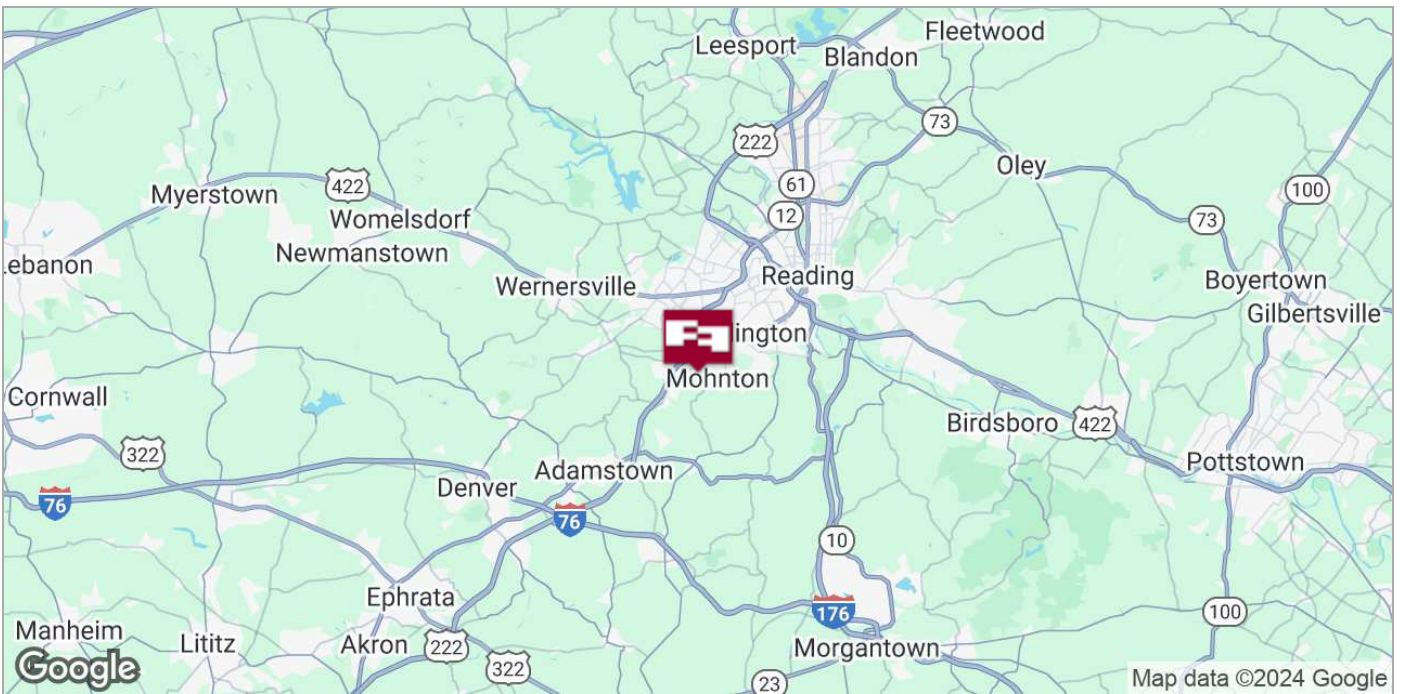
ADDRESS:	2500 Lancaster Pike, Shillington, PA 19607
PROPERTY TYPE:	Commercial
APN:	39438512869585
COUNTY:	Berks County
MUNICIPALITY:	Cumru Township
LOT SIZE:	1.2 acres backing up to lush green hills
BUILDING SIZE:	11,150 SF including a 2,150 Residential unit
ELECTRIC:	200 Amp Service
TAXES:	\$17,409
UTILITIES:	Forced Air, Oil, Natural Gas, Electric, Public Water and Sewer



CINDY MCDONNELL FEINBERG **CASEY KELLER**
cfeinberg@feinbergrea.com ckeller@feinbergrea.com
Cell: 610.360.9733 Cell: 484.226.8081
2 Direct: 610.709.6233 Direct: 610.709.6232



Location Maps

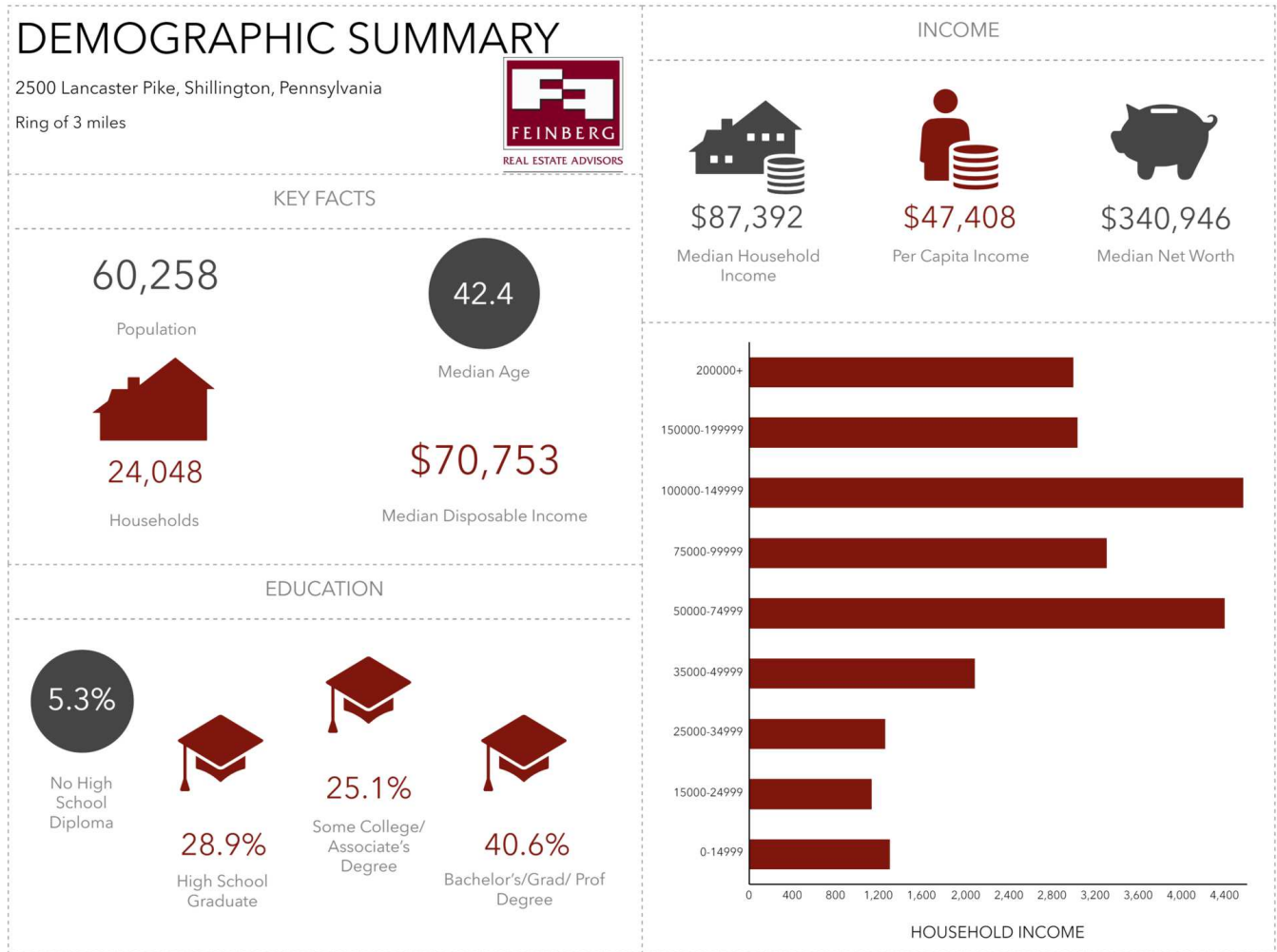


CINDY MCDONNELL FEINBERG
cfeinberg@feinbergrea.com
Cell: 610.360.9733
Direct: 610.709.6233

CASEY KELLER
ckeller@feinbergrea.com
Cell: 484.226.8081
Direct: 610.709.6232



Demographics

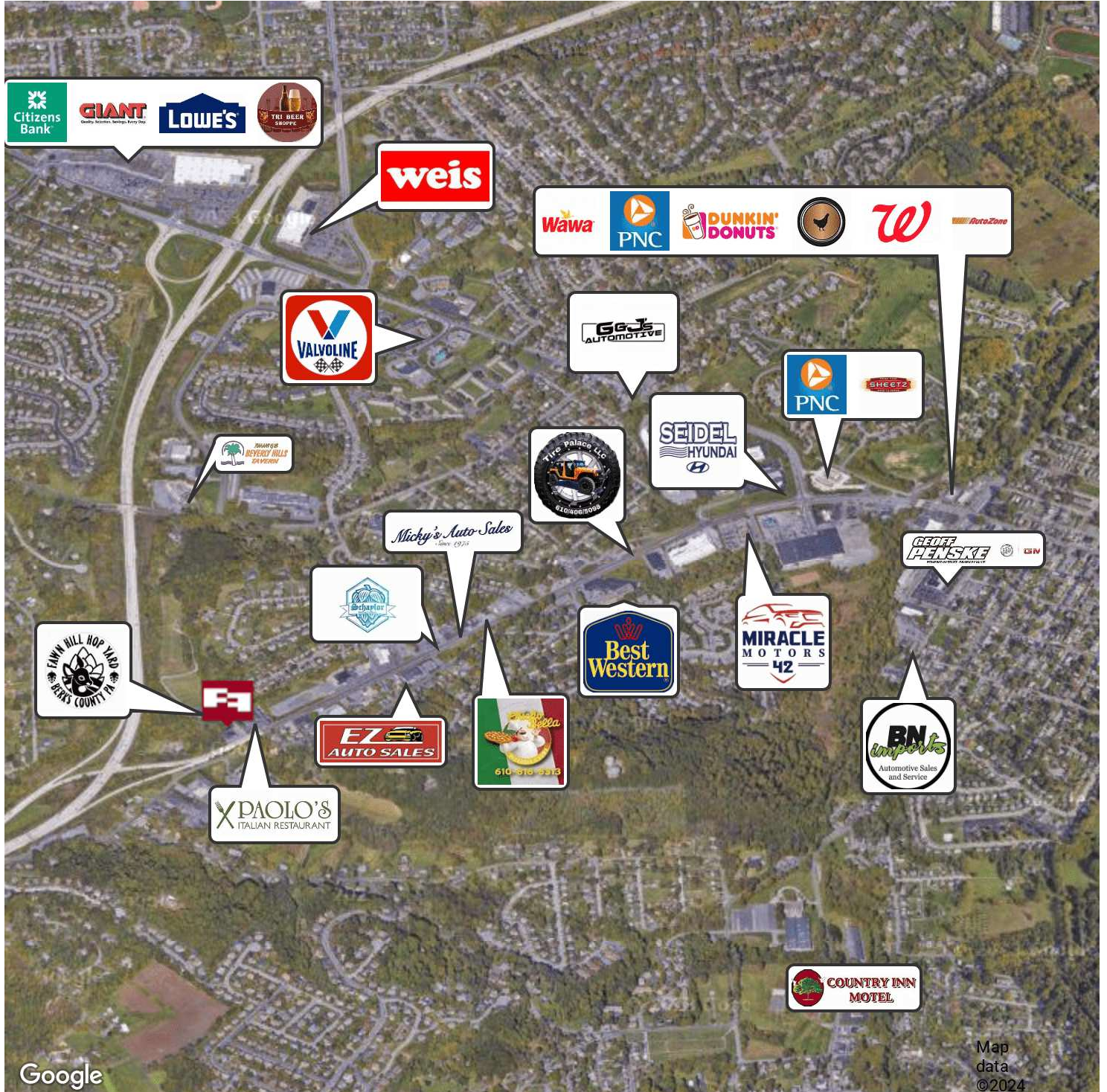


[Source:](#) This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

CINDY MCDONNELL FEINBERG **CASEY KELLER**
cfeinberg@feinbergrea.com **ckeller@feinbergrea.com**
Cell: 610.360.9733 **Cell: 484.226.8081**
Direct: 610.709.6233 **Direct: 610.709.6232**



Regional Map



CINDY MCDONNELL FEINBERG
cfeinberg@feinbergrea.com
Cell: 610.360.9733
Direct: 610.709.6233

CASEY KELLER
ckeller@feinbergrea.com
Cell: 484.226.8081
Direct: 610.709.6232



Confidentiality & Disclaimer

All materials and information received or derived from Feinberg Real Estate Advisors, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Feinberg Real Estate Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Feinberg Real Estate Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Feinberg Real Estate Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Feinberg Real Estate Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

CINDY MCDONNELL FEINBERG **CASEY KELLER**
cfeinberg@feinbergrea.com **ckeller@feinbergrea.com**
Cell: 610.360.9733 **Cell: 484.226.8081**
6 Direct: 610.709.6233 **Direct: 610.709.6232**

