



For Sale
Development Site in Berks County, PA
1320 Main St
Shoemakersville, PA

Keller Williams Realty
Commercial Real Estate
542 Lewis Rd
Limerick, PA 19468
Cell 610-551-5830
Office 610-792-5900

Location : 3 Miles south of I-78 Exit 29 (Hamburg, PA). 1 block off Route 61 (Pottsville Pike)

Lot Size : +/- 9.9 Acres with 8 mixed use structures

Current Zoning : Commercial Light Industrial (CLI)

Real Estate Taxes : \$8,152/2008



9.9 Acres with 8 buildings. 488sf of road frontage. Owner currently operates small engine repair shop. Zoned CLI. Permitted uses include agriculture, nursery, greenhouse, recreation, retail , business & professional offices, restaurant, convenience store, gas station, motor vehicle service station, auto and motor home sales, carwash, wholesale business, storage & warehousing, mechanical & vehicle repair, building materials storage, mini warehouse, processing and manufacturing. With variance, continuing care, nursing home, assisted living may be permitted.



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Asking Price : \$1,199,000