



For Sale
Investment property in Berks County, PA
2113 Penn Ave.
Reading, PA

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

Location : Centrally located
On Route 422 in
Reading, PA

Property Type: Multi-Family
building with Storefront

Lot Size : +/- .18 ac.

Current Zoning : HC

Real Estate Taxes : \$7442/2008



Multi-Use investment property with 6 income units plus 2 story storage garage. 4 rental units consisting of 4/3/2/1 bedroom apartments. Owner has separate 2 bedroom apartment on 1st fl & Basement. Owner also operates Beauty Salon in 1st floor storefront. 6 incomes for investor!!! Two off-street parking spaces plus 2 car garage. Owner will sell salon business for additional \$100,000, or continue to operate business and lease back storefront. 2800 sf garage on 2 floors (1400sf floor plate) is value added bonus. Structure can be built out as two additional apartments (additional income) plus rent out 2 car garage. Owner is flexible and will vacate or rent apartment / sell business or lease back storefront to accommodate the right buyer. 9.26% cap rate.

Joe Leone
Associate Broker
Cell 610-551-5830
Office 610-792-5900
jfleone@hotmail.com
www.ListWithSanta.com



Asking Price : \$450,000