



For Sale
End User/Development Site
44 Farmers Dr
Fleetwood, PA

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

**Location : Northeast of Reading
on Kutztown Rd (Route 222) in
Fleetwood, PA**

Property Type: Car Wash/Retail

Lot Size : +/- 1.46 Acres

Current Zoning : Commercial C-2

Real Estate Taxes : \$11,3062008



339 Ft frontage on Kutztown Rd (Rte 222) provides excellent visibility for this 1.46 Acre site. Car Wash with one drive-thru automated wash tunnel, four self service bays, six vacuums and retail vending. Additional features include newer equipment, on site well and recycling system for water cost savings and sprinkler disposal system. Property and all Equipment are included in Sale. Traffic count exceeds 30,000+ cars daily. Rt 222 is major Artery to I-78, Allentown, NY and NJ. Access to site is on Farmers Dr. Zoned C-2. Permitted uses AS OF RIGHT include Retail Stores, Shops & Services; Auto Sales & Repair; Bus & Prof Offices; Restaurants & Taverns. Other uses permitted with variance. Neighbors include corner Hess & Sheetz Gas Stations, Lumber Yard and the Historic Inn at Moselem Springs. Kutztown University with 10,000 Students is less than 4 miles away.



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Asking Price : \$750,000