



**For Sale**  
**2 Building Site**  
**1339 E Philadelphia Ave**  
**Gilbertsville, PA. 19525**

**KW Commercial**  
**542 N Lewis Rd**  
**Limerick PA 19468**  
**Cell 610-551-5830**  
**Office 484-762-8149**

**Location :** Gilbertsville, PA.

**Property Type:** Mixed Use

**Lot Size :** 1 Acre

**Current Zoning :** Commercial LC

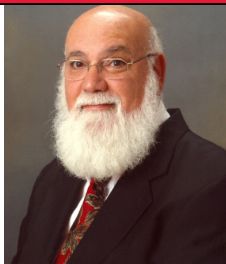
**Real Estate Taxes:** \$ 5,180/2009



Unique Mixed Use property on 1 Acre corner lot on busy Route 73 (E Philadelphia Ave) in Gilbertsville, PA. 2 building site located across from Douglass Township building. Bldg #1 consists of recently renovated 2,600 SF single family house with detached garage . Bldg #2 consists of 1000 SF Ice Cream and fast food shoppe. All lots zoned limited commercial (LC) . 8 room house would be Ideal for professional offices. 3 large rooms on first & second floors, 2 additional rooms on third floor. Full baths on first & second floors. LC zoning permits As of Right Use of Retail, Personal Services, Business Offices, Professional Offices, Single & Multi-family residences & mixed use structures, Special exception & Conditional uses are to numerous to mention. Ice cream shoppe has over \$50,000 of new restaurant equipment. Present tenant has 3 year lease @ \$18,000/year. 12 parking places are shared between both structures. Centrally located site in Montgomery County ½ mile from Berks County border, ¾ mile from Route 100.

**Joe Leone**

**Associate Broker**  
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**Asking Price : \$499,000**