



**For Sale**  
**Development Site in Berks County, PA**  
**3940 Bernville Rd. (Rt. 183)**  
**Bernville, PA**

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

**Location :** Centrally located

On Rt. 183 in Bernville, PA

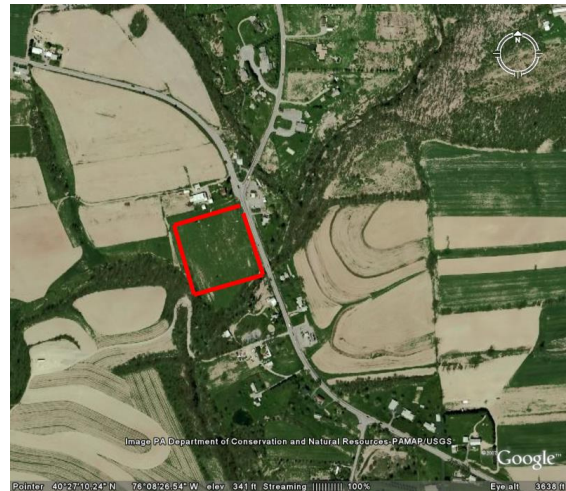
**Property Type:** Vacant Land

**Lot Size :** +/- 2.96 Acres

**Current Zoning :** COM-1

Commercial or Residential

**Real Estate Taxes :** \$961/2008



2.96 acre lot at the corner of Bernville Rd (Route 183) and New Schaefferstown Rd. Zoned for Residential or commercial uses. As of Right uses include Retail Stores shops or service establishments, banks, Gas station, drive in restaurants, wholesale business shopping center or Industrial uses. One or two family homes are also permitted. Level lot with good access and visibility at intersection of two major arteries. Permits have been applied for and studies have been completed.

**Joe Leone**  
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**Asking Price : \$125,000**