



**For Sale**  
**Development Site in Limerick Twp, PA**  
**67 Lightcap Rd**  
**Pottstown, PA**

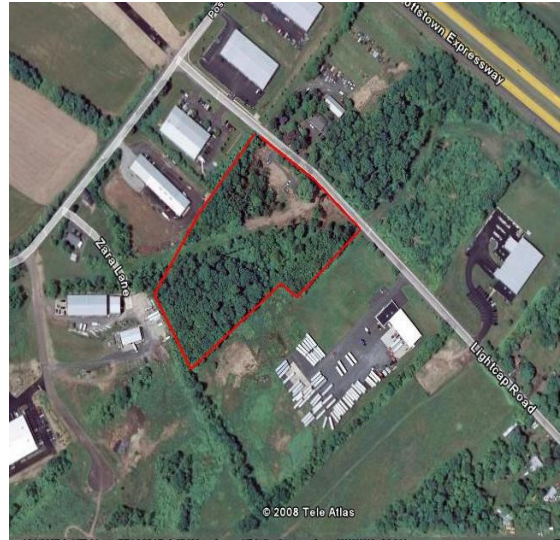
**KW Commercial**  
**542 N Lewis Rd**  
**Limerick PA 19468**  
**Cell 610-551-5830**  
**Office 484-762-8149**

**Location :** Walking distance to the new Philadelphia Premium Outlets in Limerick Twp, PA

**Lot Size :** +/- 6.34 Acres with 2,864 SF residence

**Current Zoning :** Office/Light Industrial (OLI)

**Real Estate Taxes :** \$4,799/2009



This 6.34 acre development site is .2 miles from new Philadelphia Outlet Mall in Limerick Twp, PA. Zoned Office / Light Industrial (OLI). Permitted uses AS OF RIGHT include manufacturing and distribution of materials, offices, corporate headquarters, administrative centers, industrial research & engineering centers, and daycare centers. Conditional uses include financial institutions, retail stores, restaurants, medical & dental offices, hotels and large scale recreational facilities. Call agent for more details.

**Joe Leone**  
Associate Broker  
Cell 610-551-5830  
Office 484-762-8149  
jfleone@hotmail.com  
www.ListWithSanta.com



**Asking Price : \$599,000**