



**For Sale  
Building  
422 Penn St.,  
Reading, PA. 19602**

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

**Location :** Reading, PA

**Property Type:** Commercial

**Lot Size :** 0.13 Acre

**Current Zoning :** Mixed Use

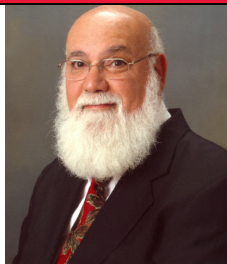
**Real Estate Taxes:** \$ 4,034 / 2009



11,000 sf building in the heart of downtown reading. Located between 4<sup>th</sup> and 5<sup>th</sup> Sts on south side of Penn St. Building consists of 4 levels. Main level consists of 5500 sf of retail store front ground level with Penn St. Retail space currently occupied by Dollar Store. Lower level basement consists of approximately 5000 sf with street level entrance at rear of building on Cherry St. Upper floors (2<sup>nd</sup> & 3<sup>rd</sup> Floor) consist of approximately 2500sf open shell space (each). Upper floors ideal for office or apartment development. Property rehab in 2006 consist of main floor and façade renovation. Business For Sale Too! Contact Listing Agent for More Details!

**Joe Leone**

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