



For Sale
Development Site in Leesport, PA
3076 Bernville Rd
Leesport, PA

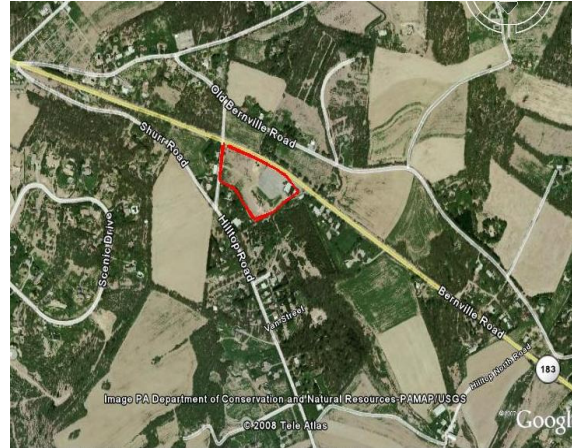
KW Commercial
542 N Lewis Rd
Limerick PA 19468
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Location : At corner of Bernville Rd
(Route 183) and Hilltop Road in Leesport, PA

Lot Size : +/- 5.62 Acres consisting of
2 parcels. Parcel 1 consists of 3.86 acres. Parcel
2 consists of 1.76 acres of corner vacant land

Current Zoning : Neighborhood
Commercial (NC)

Real Estate Taxes : TBD/2010



This 3.86 acre development site is minutes from Route 222, Reading Airport, & St Joseph's Hospital. Zoned Neighborhood Commercial (NC). Permitted uses AS OF RIGHT include restaurant, tavern, retail strip center, business / professional offices, financial institutions, recreational uses and personal service establishments. Zoning variance has been granted in past for permitting church use. Site on major 17,000+ traffic count) transportation corridor from Bernville to Route 222. 14,000 sf building was home to the "Lincoln Restaurant" for many years. Building needs some work, but has +/- 2,500 ft 5- bedroom apartment. and full basement with 2 roll up garage doors for storage. Site has paved lighted parking lot and commercial grade well and septic system. This site is one of the last commercial properties on a major artery in this growing area.

Joe Leone

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Asking Price : \$421,500