



For Sale
Development Site
101 Ben Franklin Highway
Birdsboro, PA 19508

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

Location :
Birdsboro, PA -
Amity Township,
Berks County

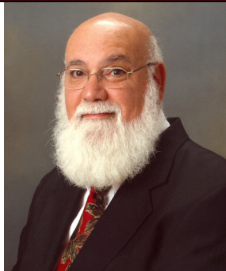


Property Type:
Retail, Warehouse, Light Manufacturing

Lot Size : 9.83 Acres Current Zoning : HC Highway Commercial

9.83 Acres in center island between East & West Lanes of Ben Franklin Highway . Frontage on Eastbound Lane (675ft, Westbound Lane(495 ft) and Monocacy Hill Rd (170 ft). Property is equidistant to Douglassville and Reading, PA. 3000 sf warehouse with Roll up door and office is included in sale Zoned HC (Highway Commercial). AS OF RIGHT USES include Restaurants, Retail Business, Self Storage Units, Church, Funeral Home & Professional Offices. Conditional uses include Adult Business. Special Exception uses include Automatic Car Wash, Automobile Sales, Automobile Service Station, Hotel, Nursing Home, Retirement Home, Nursery School. Property also fronts The 422 corridor has experienced rapid growth and development over the last several years. Owner will consider ground lease of part or all of the 10 acres.

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Asking Price : \$1,100,000