



**For Sale**  
**Mixed Use**  
**507 N. Lewis Rd.**  
**Limerick, PA. 19468**

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

**Location :** Limerick Township near the corner of N. Lewis Rd. and Benner Rd.

**Property Type:** Mixed Use

**Lot Size :** 2.25 Acres

**Current Zoning :** R-3 w/ Potential for re-zoning or variance

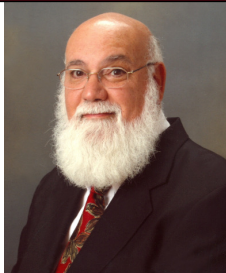
**Real Estate Taxes :** \$4,271/2009



Unique property located in Limerick Twp. 206 Ft. of frontage on N Lewis Rd., minutes to Limerick-Linfield exit of Route 422. 2000 SF 3 Bedroom 1 story Ranch on 2.25 Acres zoned R-3. Property is adjacent to 15 acre parcel zoned O/LI. Property potential lies in re-zoning or variance. Owner will sell subject to zoning approval. O/LI zoning permits uses as of right Offices, manufacturing & storage. Current zoning is R-3 and permits as of right Townhouse Development.

**Joe Leone**

Associate Broker  
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**Asking Price : \$425,000**