



**For Sale**  
**Development Site in Berks County, PA**  
**27 Toll Gate Rd**  
**Douglasville, PA**

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

**Location :** Centrally located

.5 miles from Route 422 in  
Douglasville, PA

**Property Type:** Vacant Land

**Lot Size :** +/- 6.22 Acres

**Current Zoning :** LI/O

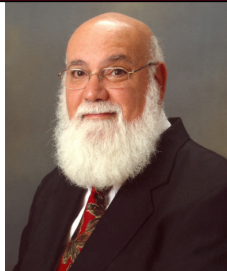
Light Industrial / Office

**Real Estate Taxes :** \$5,407/2010



6.22 acres zoned LI near site of new Reading Hospital Surgical Center. This site is ideal for medical offices and other ancillary uses associated with new hospital/surgical center. Current zoning permits the following uses AS OF RIGHT: Business, Professional & Governmental offices; Manufacturing; Municipal Uses; Retail Business Establishments; Warehouse Facilities, Wholesale & Distribution Facilities. By Conditional Use the following is permitted: Industrial Park & Research Facilities. Special Exception Uses include Junk Yards, Metal Processing Facilities, Truck Distribution Center. This site is centrally located. ½ mile to Ben Franklin Highway (Route 422). 20 minutes to Reading, PA; 30 minutes to King of Prussia, PA Bring your Ideas. Owners are willing lease back property for 2 years. Property provides \$30,000 year rental income. Income will carry the land while you wait for it to appreciate.

**Joe Leone**  
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**Asking Price : \$449,000**