



For Sale
Development Site / Night Club
1402 9th St
Reading, PA

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

Location : North End of Reading City

Property Type: Night Club -
Development Site

Lot Size : 2.05 Acres

Current Zoning : M-C

Real Estate Taxes : \$12,009/ 2010



2.05 Acre Development site Zoned M-C. AS OF RIGHT uses include restaurants, retail & wholesale sales, supermarket, warehouse & storage facilities, cell towers, light manufacturing, business offices, banks, convenience stores with fuel pumps, lumber yard. Conditional uses Include Taverns, bars, pubs & entertainment. Special exception uses include day care centers . CURRENT USE AS NIGHT CLUB is grandfathered. Club occupancy is 925 patrons in main hall and 250 in outside bar. Parking for over 200 cars. Building features new sprinkler system and 60 ton A/C. Property frontage is at a signalized intersection. BARTA (public transportation)bus stop is on the corner. 9th street is a Snow Emergency Route. Price does not include liquor license, furniture & fixtures which will be sold separately.



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Asking Price : \$ 899,000