



For Sale
Development Site
507 Ben Franklin Hwy W
Douglasville, PA 19518

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

Location : Douglasville,
Amity Twp, Berks County, PA

Property Type: Vacant Land

Lot Size : 3.52 Acres

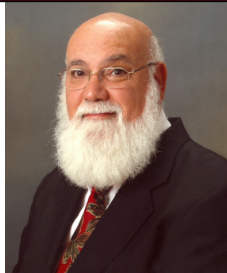
Current Zoning : Highway
Commercial (HC)

Real Estate Taxes : \$7,643/ 2010



3.52 Acres with 355ft frontage on Ben Franklin Hwy W. Zoned Highway Commercial (HC). As of right uses include Restaurant, Professional offices, Retail business, self storage units, church, funeral home, personal & household service establishments, Single family detached dwelling. Conditional use permits Adult businesses. Special exception uses permit Car Wash, Automobile Sales & Automobile Service station, Club or lodge, Commercial campgrounds, Nursing home, retirement home, convalescent home, recreational uses, State licensed nursery school, day care center. Public sewer available at street. 1400sf house on property along with several storage out buildings. Additional 1600 sf barn with 20 ft ceilings and 12 ft high roll up door. 26000 daily vehicle traffic count. Site currently leased to storage shed sales company. Level lot.

Joe Leone
Associate Broker
Cell 610-551-5830
Office 484-762-8149
jfleone@hotmail.com
www.ListWithSanta.com



Asking Price : \$350,000