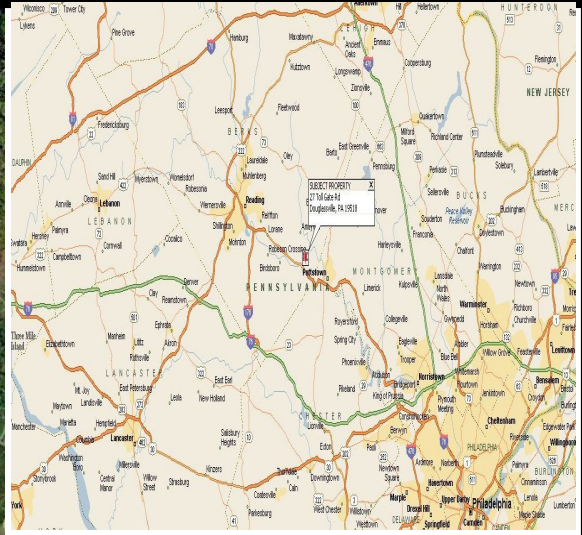
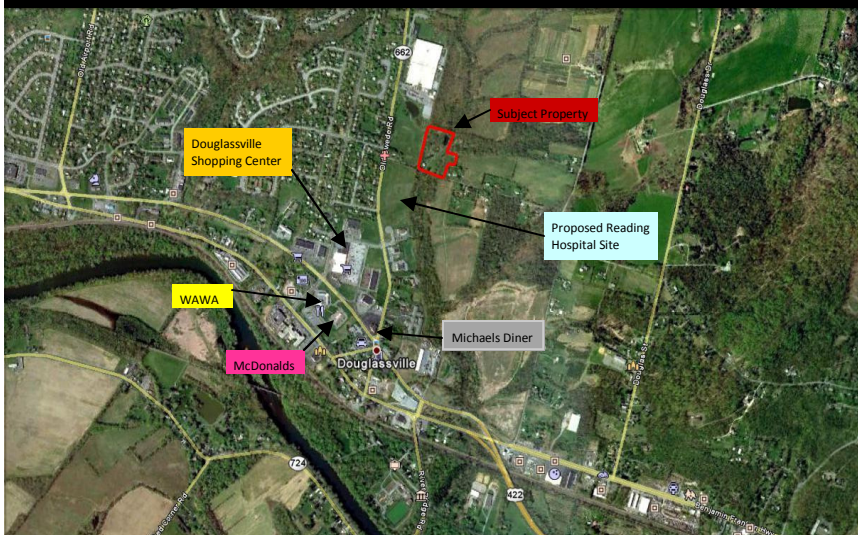




# Commercial Development Site For Sale Amity Township Near Route 422 27 | Toll Gate Rd | Douglassville | PA |



- 6.22 Acres Zoned Light Industrial
- Near Route 422 & Proposed Reading Hospital Site
- 4 Rental Units Providing \$36,000/Yr Income
- As of Right Uses include Business, Professional & Governmental offices; Manufacturing; Municipal Uses; Retail Business Establishments; Warehouse Facilities, Wholesale & Distribution Facilities.
- Special Exception Uses include Junk Yards, Metal Processing Facilities, Truck Distribution Center

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2007 Total Population	3,916	16,089	53,670
2007 Total Household Income	\$76,761	\$67,865	\$63,876
2007 Total Households	1,436	5,998	21,180
2007 Total Employees	649	4,572	16,048

Taxes \$5,407/ 2010      Zoning LI

**Offered At \$349,000**

[www.ListWithSanta.com](http://www.ListWithSanta.com)



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



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