



For Sale
Development Site in Leesport, PA
3076 Bernville Rd
Leesport, PA

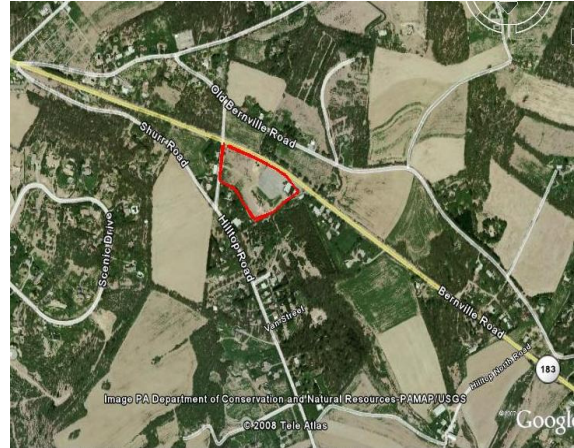
KW Commercial
542 N Lewis Rd
Limerick PA 19468
Cell 610-551-5830
Office 484-762-8149

Location : At corner of Bernville Rd
(Route 183) and Hilltop Road in Leesport, PA

Lot Size : +/- 5.62 Acres consisting of
2 parcels. Parcel 1 consists of 3.86 acres. Parcel
2 consists of 1.76 acres of corner vacant land

Current Zoning : Neighborhood
Commercial (NC)

Real Estate Taxes : TBD/2010



Location, Location, Location! 3.86 acre site is minutes from Route 222, Airport & St Joe's Hospital.. Zoned NC. Permitted uses AS OF RIGHT include restaurant, tavern, retail strip center, business / prof offices, fin institutions, recreational uses and personal service establishments. Zoning variance has been granted in past for permitting church use. Site on major (17,000+ traffic count) transportation corridor from Bernville to Route 222. Site has paved lighted parking lot and commercial grade well and septic system. This site is one of the last commercial properties on a major artery in this growing area. An adj 1.76 acre corner (Hilltop Rd) parcel (zoned NC) is also available for purchase. Both parcels total 5.62 acres. Bring your offers!

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



Asking Price : \$285,000