

## 17 N 23rd St

17 N 23rd St, Reading, PA 19606



**Joe Leone**

Coldwell Banker Preferred  
686 Dekalb Pike, Blue Bell, PA 19422  
[jfleone1@gmail.com](mailto:jfleone1@gmail.com)  
(610) 551-5830

# 17 N 23rd St

\$275,000

11,000 sf multi tenant building in Mt Penn Boro. Property has 6 units consisting of 4 residential apartments over 2 ground level commercial units. Full unfinished basement. 3 one bedroom apartments and 1 studio apartment. Both commercial units are approximately 1200 sf. Each. Commercial unit 1 is currently fit out as a dentist office . Dentist is current owner of the building and would like to lease back his space. 2nd commercial unit is fit out as office space and currently vacant. Corner lot at grant st and N23rd st. This property is in Mt Penn Boro. Rear off street parking for 6 cars. Separate meters for electricity and separate gas meters for appliances only. Central Air conditioning in both commercial units only. New gas furnace in 2015. Exterior Building painted 2017. Near CVS Centrally located near Perkiomen Ave and Route 422

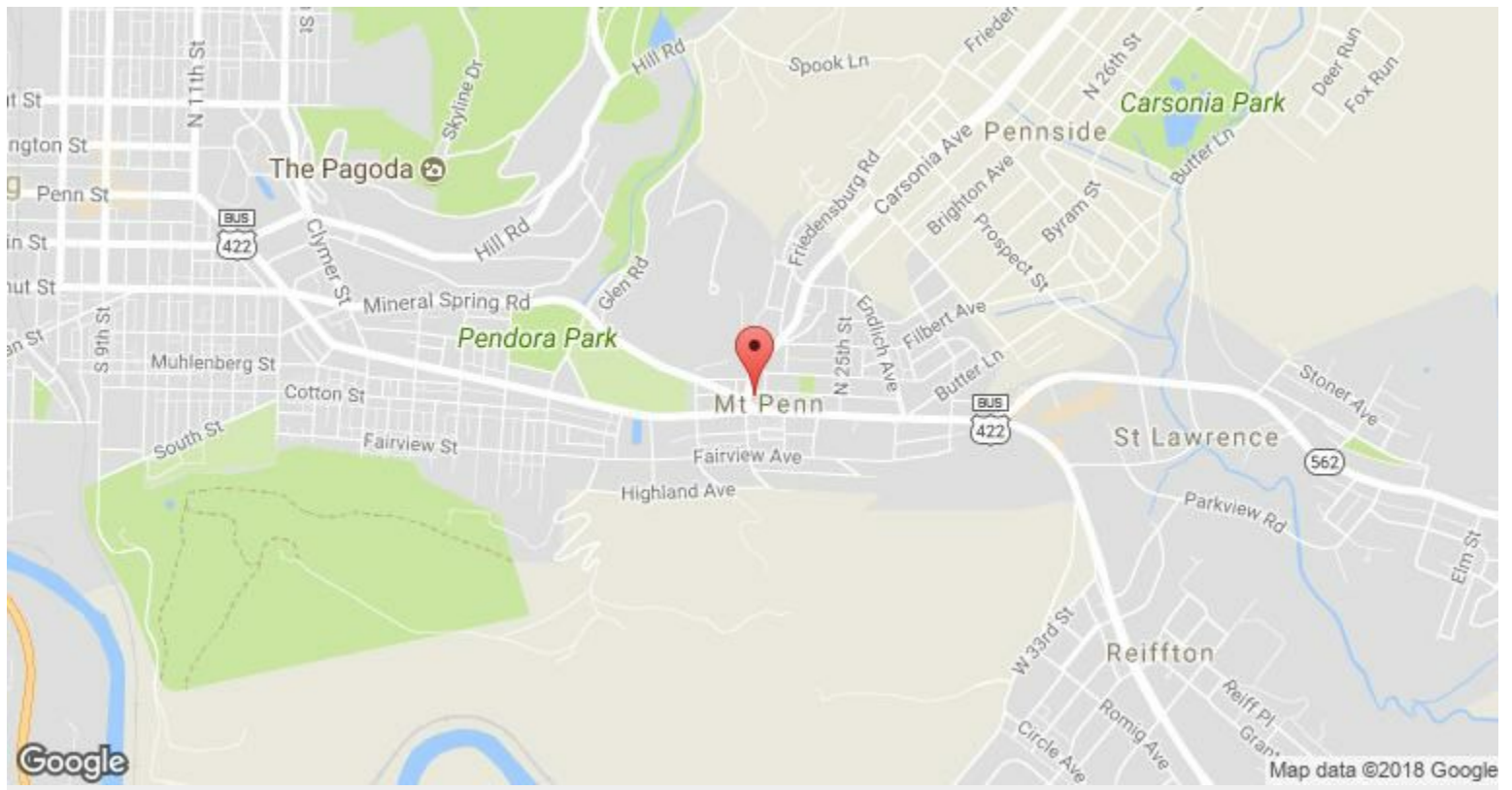


primary

For more information visit:

<http://www.loopnet.com/Listing/17-N-23rd-St-Reading-PA/11435816/>

|                         |                    |
|-------------------------|--------------------|
| Price:                  | \$275,000          |
| Property Type:          | Office             |
| Property Sub-type:      | Medical            |
| Building Class:         | C                  |
| Sale Type:              | Investment         |
| Cap Rate:               | 9.17%              |
| Lot Size:               | 0.18 AC            |
| Rentable Building Area: | 3,000 SF           |
| Rentable Building Area: | 11,000 SF          |
| No. Stories:            | 2                  |
| Year Built:             | 1915               |
| Tenancy:                | Multiple           |
| Parking Ratio:          | 0.55/1,000 SF      |
| Zoning Description:     | C-1                |
| APN / Parcel ID:        | 64-5316-08-87-0951 |



**17 N 23rd St, Reading, PA 19606**



# Property Photos



left



left side front



# Property Photos



rt side



rear



# Property Photos



parking



basement