

We Work For You!



Call Toll Free 1-866-948-2255

Left to Right: Richard Zuber, Brian Gilbert, Jim Thomas, Jerry Christy and Barbara Wagner

Listings For SALE - Call Toll Free 1-866-948-2255

- FOR SALE- (#ZC2073) Chester County-** E. VINCENT TWP. — 5.72 ACRES with C2 Zoning. (3) rental units, house and garage. **Reduced \$995,000.**
- FOR SALE- (#ZC2080) 3208 Sanatoga Road, Pottstown-** Rural setting but close to 422 and all major arteries. 2-3 bedroom stone farmhouse with large stone barn. Includes storage sheds, outbuildings and a spring house. Lots of storage. **Zoned LLI** but used as a horse farm-residential. **Reduced \$270,000.**
- FOR SALE- (#ZC2083) Douglass Twp, Berks County-** (3) +/- acre lot in Industrial park with approved land development plan to construct up to 27,000SF of flex space. Owner will also consider constructing the building if a tenant is secured. Call for details \$475,000.
- FOR SALE- (#ZC2089) Business only "Candy Java Connection"-** Located in Coventry Mall. Price includes business, all inventory, shelving, refrigeration. **Reduced \$90,000.**
- FOR SALE- (#ZC2090) Circle of Progress, Industrial Park location-** Current owner has approved land development plans to construct a 16,000SF +/- building on a 1.3 acre lot. All engineering work, plans, approvals, studies have been completed and are included. The hard work has been completed. Start building in 60 days. Call for details. \$204,900.
- FOR SALE- (#ZC2093) Business Only For Sale-** Current business on Main Street in ROYERSFORD. Building. is leased. Owner supplied equipment included. Intellectual property (*recipe and processes*) included. Call for showings. \$59,900.
- FOR SALE- (#ZC2094) Lower Pottsgrove and Multi-Family Property-** 3 SEPARATE BLDs. INCLUDED. The main building includes (3) apartments, (1) commercial space and an unfinished apartment. Also included is a single family home and oversized 3 car garage. \$429,900.
- FOR SALE- (#ZC2097) Morgantown- Rita's Water Ice BUSINESS ONLY-** Ready to operate. Call for details. **\$147,500.**
- FOR SALE- (#ZC2101) 531 North Charlotte St., Pottstown-** OFFICE SPACE - Approx. 2,000SF w/2 powder rooms on upper level. Approx. 1,500SF w/powder room on lower level. Can be (2) separate units. Offstreet parking for (5) cars. Medical or Dental office, etc. \$225,000.
- FOR SALE- (#ZC2105) 1219 N. Gravel Pike, Zieglerville-** COMMERCIAL PROPERTY (1 story cape cod) currently used as a residential property plus separate building in rear. Across from WaWa. \$239,900
- FOR SALE- (#ZC2102) 1745 Portland Ave., West Lawn-** COMMERCIAL BUILDING IN THE HEART OF WEST LAWN w/ first class office space, conference room and 2,000SF of warehouse space. Listing includes large parking lot. Separate tenant occupied house w/ garage. Entire package is also for lease at \$3,200/Month-NNN. Ideal for day care facility, builder/developer, (large building could be converted into apartments/condos) or engineering firm, graphic arts firm, etc. \$379,000.
- FOR SALE- (#ZC2103) 47 Penn Road, Pottstown-** Two light industrial office zoned parcels sold as one 6-acre lot w/an existing two story home featuring 2BR and 2BA + several outbuildings. This is a raw ground opportunity. Close to Rt. 422 for optimum highway access. \$499,900.
- FOR SALE- (#ZC2107) 451-453 North Charlotte Street, Pottstown-** NORTH END INVESTMENT PROPERTY that includes (8) UNITS. 4 residential apartments; 2 retail stores and 2 storage/warehouse units. Tenant pays heat and electric. All units metered for water/sewer. Call for specific expenses. Current CAP rate is almost 10%. Expenses include management and vacancy. **Reduced \$264,900.**
- FOR SALE- (#ZC2108) 1924 Perkiomen Ave., Mt. Penn-** Suburban (6) unit apartment in an all brick bldg. 10% CAP rate. All rents are fully leased with long term tenants. Offstreet parking in rear of bldg. Good updated mechanicals with separate electric and gas meters. 1 year old furnace. Property is up to code with all inspections current. Owner will consider a package deal with 136 N. 11th St. and 1264 N. 10th St. Landlord pays gas heat and hot water. Tenant pays electric. **Reduced \$245,000.**
- FOR SALE- (#ZC2109) 1264 North 10th Street, Reading-** (3) unit apartment bldg. in North East Reading. Separate 2 story garage makes this a (4) unit property. All units except garage are fully leased. 12% CAP rate. First floor was originally a grocery store and could be turned back into one. Updated mechanicals with separate electric meter and hot water heaters. Up to city code with all current inspections. Owner will consider a package deal with 136 N. 11th St. and 1924 Perkiomen Ave. **Reduced \$68,900.**
- PENDING- (#ZC2098) 650 Spring St., Reading-** \$249,000.
- PENDING- (#ZC2100) 98 Pricetown Rd., Fleetwood-** \$250,000.
- FOR SALE- (#ZC2110) 136 North 11th Street, Reading-** (6) unit stone apartment bldg. located across from City Park. Well maintained with all units fully leased. 12% CAP rate. Updated mechanicals with separate electric meters. up to city code with all inspections current. Owner will consider package deal with 1924 Perkiomen Ave. and 1264 N. 10th St. **Reduced \$145,900.**
- FOR SALE- (#ZC2111) 2431 Morgantown Rd, Reading-** Prime location. COMMERCIAL/RETAIL property located on busy Route 10. Large (5)BR Residence above comm. sp. ideal for owner to live in or rent for extra income. (1)BR efficiency unit on first floor rear can also be leased. 2nd 2,000SF bldg. in rear of property. Village commercial zoning allows for a myriad of possibilities. 1.57 acres has large fenced in area. A better location just past Flying Hills cannot be found. Currently used as Blackberry Services. Owner willing to consider negotiating business and inventory. \$398,000.
- FOR SALE- (#ZC2115) 2427 Morgantown Rd., Reading-** 2.18 ACRES- Property to be sold as additional land to property adjacent known as 2431 Morgantown Rd. which is a separate listing. Total package would be 3.6 ACRES. Located on route 10 in Flying Hills, across road from large Turkey Hill. Ideal for Sheetz, WaWa, CVS, RiteAid or bank. Public water and sewer. Call for additional information. \$220,000.
- FOR SALE- (#ZC2112) 117 East Main Street, New Holland-** Fully leased commercial property on busy main street. First floor has operating EAT-IN PIZZERIA and 2BR apt. in rear + efficiency apt. Second floor has a 2BR apt. in rear and (5) rooms for boarders. Third floor has (3) more boarding rooms. 31 space macadam parking lot in rear. Nicely maintained building with excellent income history. **Reduced \$439,900.**
- FOR SALE- (#ZC2114) 301 South Railroad Street, Myerstown-** Former Personal Care Facility- 15 bedrooms in main building. 3rd floor features 1BR owner's apartment. Leased 1BR unit at rear of property. Possible uses include Boarding House, Bed & Breakfast, possible apartment conversion. Large 7,346SF property on corner lot in quiet neighborhood. Possible owner financing. \$300,000.
- FOR SALE- (#ZC2116) 140 Barto Rd., Barto-** BARTO HOTEL & TAVERN. Turnkey operation. Bar/Restaurant including 13 rooms. 1st floor features hotel and bar including kitchen and dining area. 2nd and 3rd floors feature rentable rooms. 2 full baths on 2nd floor are shared. Sale includes fixtures, equipment and liquor license (\$100,000). A great opportunity to run your own business in an up and coming area. \$479,000.
- FOR SALE- (#ZC2118) 108 Main Street, East Greenville-** Well kept property currently being used as a residence. Commercial zoning allows for many possible uses. Priced to sell quickly based on a December, 2009 Appraisal. Fenced yard with storage shed, updated mechanicals. Enclosed side porch on first floor and an extra porch on second floor. 1 car garage and parking for 2 more cars in driveway. All hardwood floors in this quaint Queen Anne Style property. Originally a Doctor's office. \$230,000.
- FOR SALE- (#ZC2119) Chestnut Hill Road, Morgantown-** Prime Industrial Development Land adjacent to Mountaineer Village. Total of 51.20 acres can be purchased in total for \$1,000,000 or separately. Lot #1-28.75 acres (\$500,000); Lot #2-5.70 acres (\$210,000); Lot #3-5.62 acres (\$210,000); Lot #4-5.54 acres (\$190,000); Lot #5-5.59 acres (\$180,000). Industrial zoning perfect for many uses. Easy access to Routes 10, 176, Pa Turnpike and new Morgan Development. Perfect for mobile home development with special zoning exception. \$1,000,000.
- FOR SALE- (#ZC2120) 1178 Commerce Drive, Pottstown- (Pottstown Recycling Material Company)** Income producing property specializing in lucrative recycling of brick, asphalt, concrete and tree waste. 6 working wells on property. Easily accessible to major highways. Light Industrial zoning allows for many uses. Mechanical crusher and other equipment included in offering. \$1,250,000.
- FOR SALE- (#ZC2121) 0000 Buckwalter Road, Spring City-** Income producing horse farm. Barn with 34 stalls, 2 buildings each with 3 rental units plus 2 other rental units totaling 8 rental units. Extra income from horse boarding. Beautiful fenced property with development potential for residential sites. \$1,500,000.
- FOR SALE- (#ZC2122) 124 North Chestnut Street, Boyertown-** 3,825SF plus lower level (Basement)-50% finished. Lower level (Basement) contains two powder rooms. Many possibilities. Also for lease-\$2,500 plus utilities. \$249,900.
- SOLD- (#ZC2113) 513 East Main Street, Kutztown-** \$240,000.

Listings For LEASE - Call Toll Free 1-866-948-2255

- (ZC1012) 1200 E. High St. Office Building, Pottstown- Suites from 200-1300SF. \$12.50/SF includes all utilities.
- (ZC1026) 1314 E. Philadelphia Avenue, Gilbertsville- 2nd floor Individual office suites. Competitive Rates!
- (ZC1033) N. Keim Street, North End, Pottstown- 1,850SF retail/office space, plenty of offstreet parking. \$8-10/SF
- (ZC1039) 355 Circle of Progress, Pottstown- 1,770SF office space for LEASE Space includes (3) offices, operations/communications office, outer office, vestibule, kitchenette and (2) bathrooms. Parking for approximately 15 cars on the side of building + a drop off area in front of the building. There are many possible uses: Remote retail space, (ie) computer repair, gym, training/school or general offices. Call for Details - \$877.63/Month, CAM + utilities (electric, heat, phone, cable, A/C).
- (ZC1055) 200 Furnace Street, Birdsboro- 8400SF warehouse and office space; functional, modern and immaculate. Including 2 loading docks, parts room, office suite and more. Must see. \$4,800/Month + Utilities.
- (ZC1069) 410-412 Laurel St., Pottstown- 15,000SF Industrial building situated in the southern side of pottstown. Warehouse, office and exterior storage areas. Building located in Pottstown Hub Zone. Call for details.
- (ZC1070) 100 Porter Road, Pottstown- Professional office building situated in the immediate vicinity of the Pottstown Memorial Medical Center. Handicapped accessible, elevator, ample parking and various size suites from 300-3,500SF. Competitive rates and flexible terms. Call for more details!
- (ZC1080) Lemon Street, West Pottsgrove- 7,000SF warehouse/light manufacturing with office space. Loading dock and overhead doors. Call for rates.
- (ZC1083) Boyertown Professional Space- 720SF including 3 large offices, reception area, general work area and restroom. Utilities included. \$750/Month
- (ZC1090) 1 Security Plaza, Downtown Pottstown- (Train Station Building) 1,150SF second floor office. \$1,000/Month Includes ALL utilities.
- (ZC1097) 1145 E. Phila. Ave. Gilbertsville- 5,900SF retail/office COMMERCIAL SPACE for lease. Non conforming use. \$3,400/Month + heat, elec., sewer, lawn and snow removal. Public sewer, well water.
- (ZC1098) 261 High Street, Pottstown- 2,500SF BRAND NEW OFFICE SPACE. Could be used for dance or karate studio. 2 separate bathrooms- handicapped accessible. \$1,350/Month + heat, AC, electric and 1/2 water invoice.
- (ZC1099) 21 South Limerick Road., Limerick OFFICE SPACE- 3,100SF of CLASS A OFFICE SPACE. inc. reception area, conference room, private office and large open area; 2 handicap accessible bathrooms. Central Air, sep. utilities and plenty of parking. \$7/SF
- (ZC1101) 12 Church Lane, Douglassville- Totally refurbished commercial space. Two car garage and plenty of off-street parking. Easy access to Route 422. \$1,900/Month + utilities
- (ZC1102) 1745 Portland Ave., West Lawn- Commercial building with 1st class office space. Conference room and 2,000SF of warehouse space. Large parking lot and separate tenant occupied house w/garage. \$3,200/Month
- (ZC1104) 306 W. Ridge Pike, Limerick- One (1) floor- 32x32= 1,024SF; 2 rooms and powder room, parking- 10 spots, heat is oil hot air, central air, separate electric, water (well) sewer (septic) included in rent. Trash, grass and snow is tenant's responsibility. Zoning is Village Commercial. Usages will be what is allowed in Village Commercial. Tenant can use existing sign in front of property. \$1,100/Month
- (ZC1105) 531 N. Charlotte Street, Pottstown- Office space available. 3,000SF on upper and lower level. Will divide. Can be leased together or separate. Offstreet parking. Present use is Dental office. \$8.00/SF
- LEASED (ZC1077) Douglass Township, Berks Co.-**
- LEASED (ZC1094) 26 East Phila. Avenue, Boyertown-**
- LEASED ((ZC1096) 32 Wells Road, Parkerford-**
- LEASED (ZC1100) 629C Manatawny Road, Boyertown-**

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