

FOR LEASE OR SALE
FORMER SCHOOL

33,000 SF | 3.25 ACRES



JOHN BUCCINNO, SIOR CCIM
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705 FRIEDENSBURG ROAD | READING, PA 19606

NAIKeystone

875 BERKSHIRE BLVD, STE 102,
WYOMISSING, PA 19610
610.779.1400 | NAIKEYSTONE.COM



PROPERTY HIGHLIGHTS

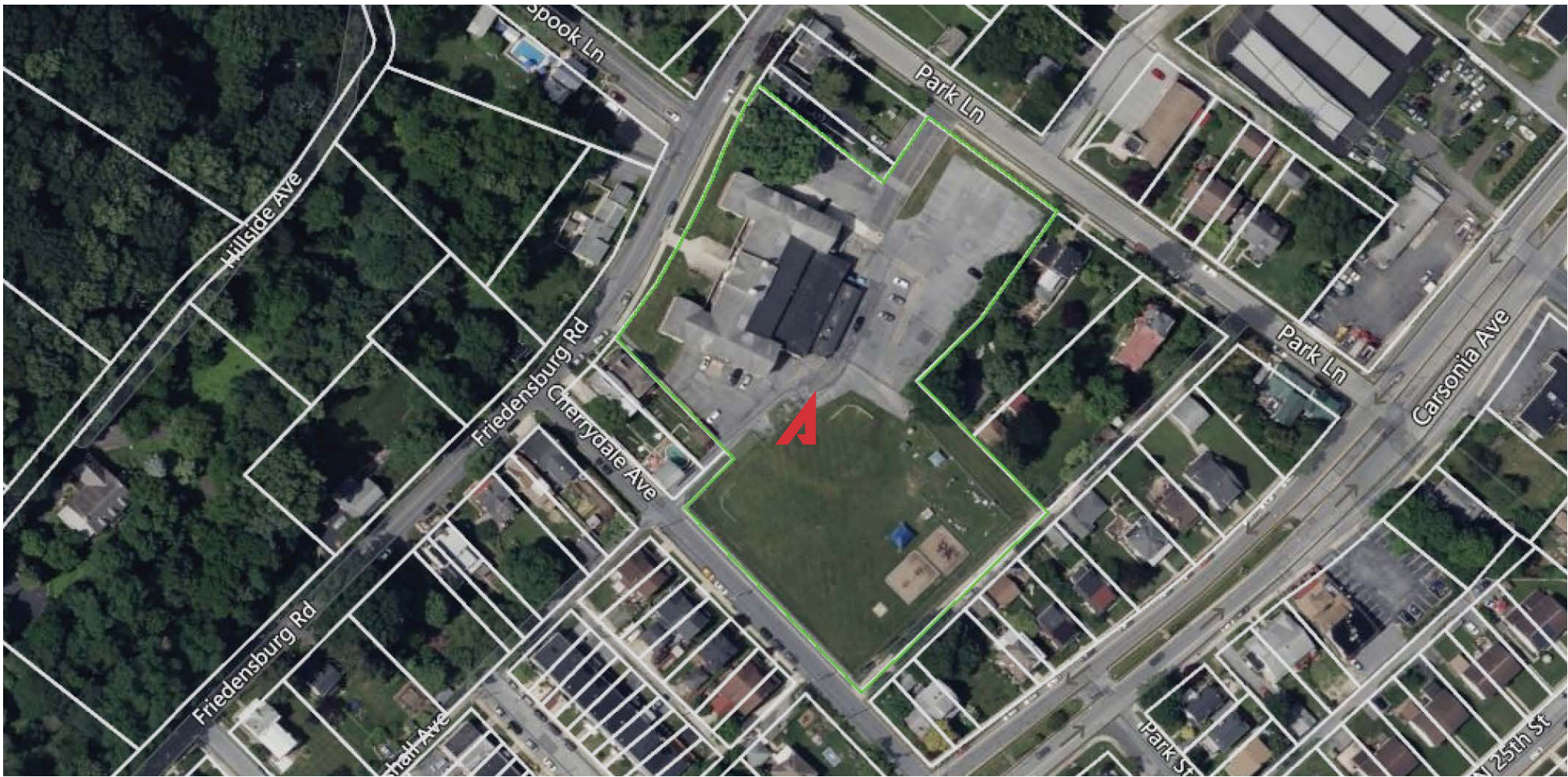
- 3.25 ACRE LOT
- ZONED R-4 HIGH DENSITY RESIDENTIAL
- PUBLIC WATER AND SEWER
- ELECTRIC - MET ED
- NATURAL GAS - UGI
- 33,000 SF MAIN BUILDING
- 2-BEDROOM RESIDENTIAL DWELLING, CURRENTLY LEASED
- OPERATED AS A SPECIAL NEEDS SCHOOL SINCE 2008
- NATURAL GAS FIRED STEAM HEAT BOILER SYSTEM IN MAIN BUILDING
- ROOF - ALL RUBBER ROOFS ON MAIN BUILDING REPLACED WITHIN THE LAST 7-10 YEARS
- SHINGLED PORTION 18 YEARS OLD

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ABOUT THIS PROPERTY

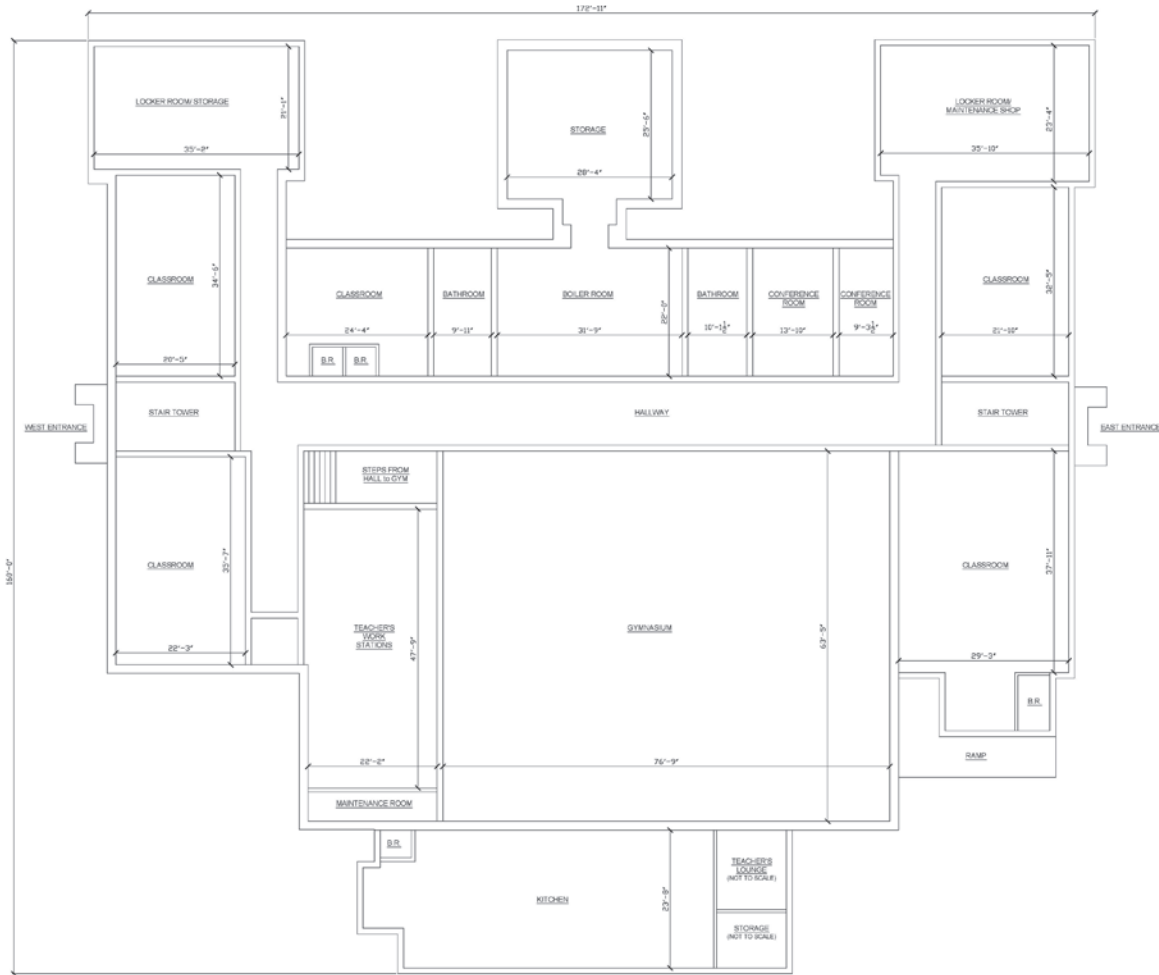
Located in Lower Alsace Township immediately adjacent to the Borough of Mt. Penn and the City of Reading. Excellent multi-family conversion opportunity of the main building, plus additional open space for new construction.

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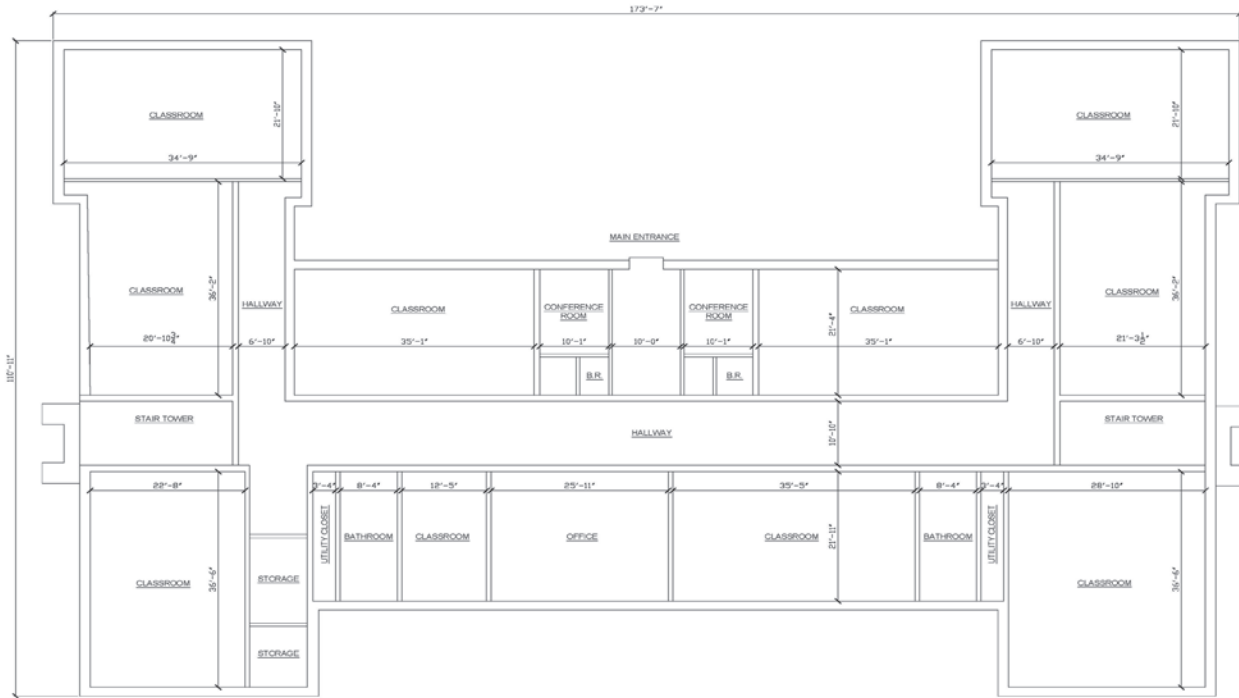
First Floor Plan
School Building

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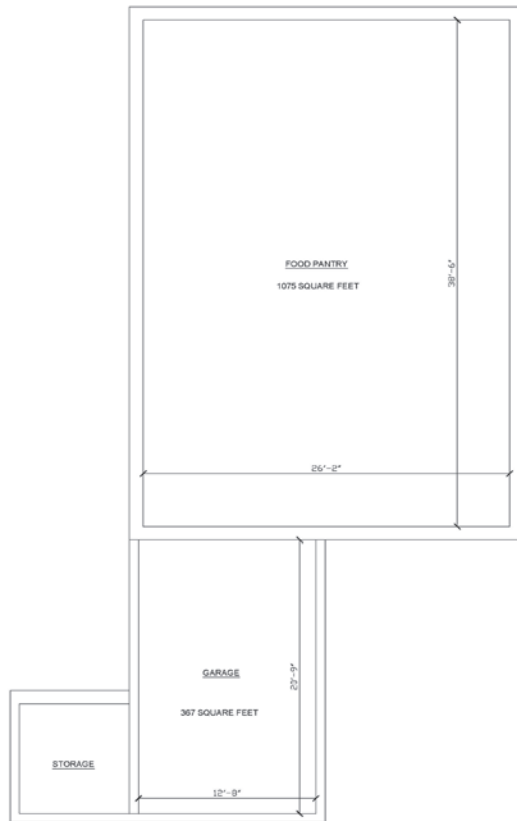
Second Floor Plan
School Building

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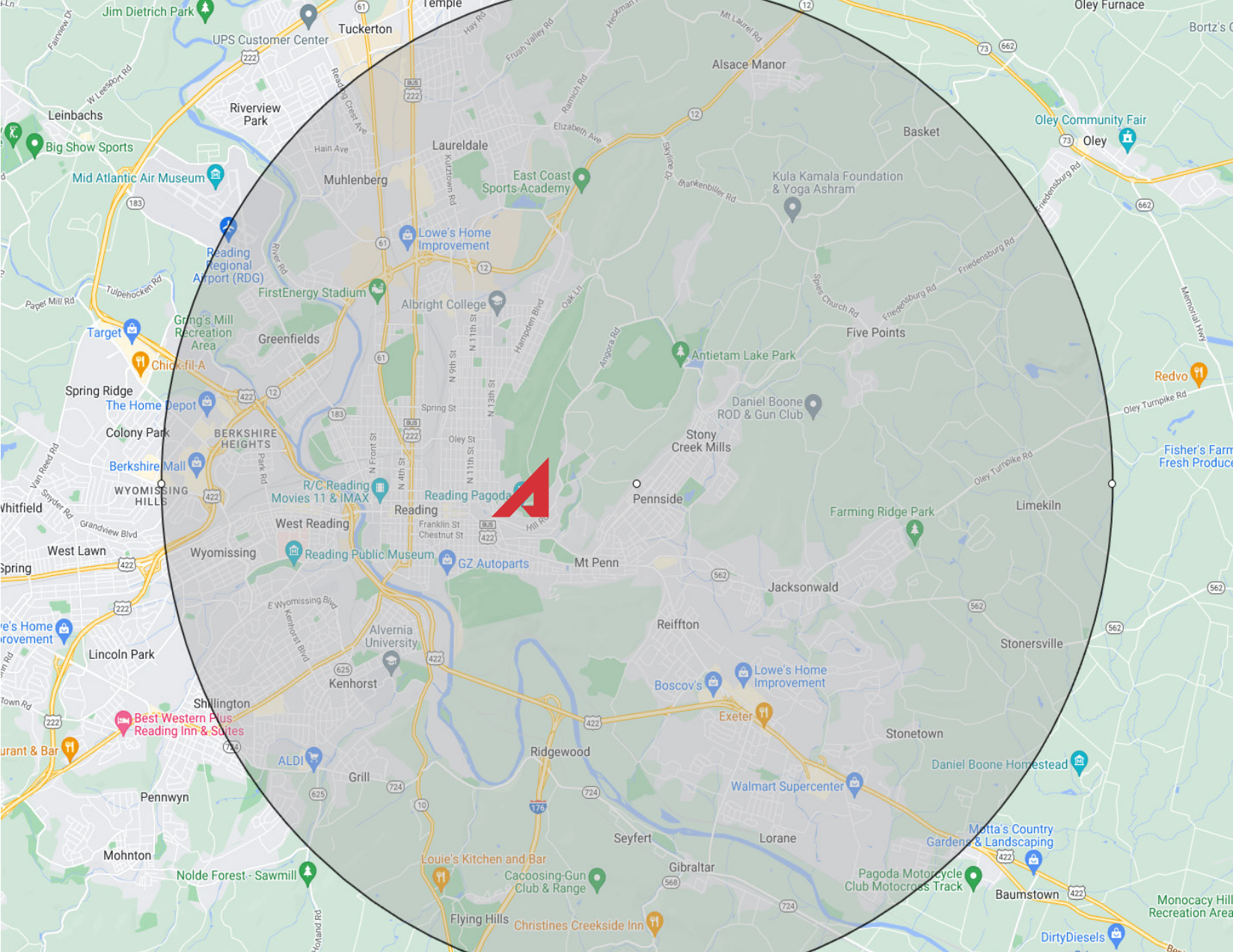
First & Second Floor Apartment Plan

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DEMOGRAPHICS

EST. POPULATION
179,723

EST AVG HH INCOME
\$79,317

EST TOTAL EMPLOYEES
67,922

EST POPULATION
1 MI | 7,030
3 MI | 106,232
5 MI | 176,033

EST TOTAL EMPLOYEES
1 MI | 1,847
3 MI | 28,250
5 MI | 67,922

EST AVG HH INCOME
1 MI | \$80,370
3 MI | \$64,557
5 MI | \$76,287

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