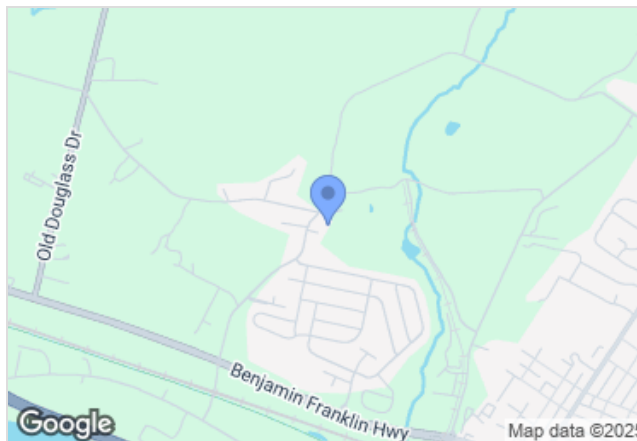




**Jackie Rhoads**  
 RE/MAX Reliance  
 Office Ph: (215) 723-4150  
 Cell: (215) 896-0345  
 Fax: (215) 234-4297

**Agent Full**
**131 Squirrel Hollow Rd, Douglassville, PA 19518**
**Active****Commercial Sale****\$574,900**

MLS #: PABK2060228  
 Tax ID #: 41-5374-00-22-4538  
 Ownership Interest: Fee Simple  
 Sub Type: Industrial  
 Waterfront: No

Available SqFt: 3,700.00  
 Price / Sq Ft: 283.90  
 Business Use: Auto Related  
 Year Built: 1945

**Location**

County: Berks, PA  
 MLS Area: Douglas Twp - Berks County (10241)

School District: [Boyetown Area](#)

**Taxes and Assessment**

Tax Annual Amt / Year: \$5,962 / 2025  
 School Tax: \$4,177 / Annually  
 County Tax: \$1,186 / Annually  
 City/Town Tax: \$599 / Annually  
 Clean Green Assess: No

Tax Assessed Value: \$131,600 / 2025  
 Imprv. Assessed Value: \$50,500  
 Land Assessed Value: \$81,100  
 Land Use Code: 4280  
 Block/Lot: 22 / 4538

Zoning: GI  
 Zoning Description: General Industrial

**Commercial Sale Information**

Business Type: Auto Related

Potential Tenancy: Multiple  
 Building Total SQFT: 2,025 / Estimated

**Building Info**

Building Total SQFT: 2,025 / Estimated  
 Foundation Details: Block

Construction Materials: Stucco  
 Total Loading Docks: 0  
 Total Levelers: 0  
 Total Drive In Doors: 2

**Lot**

Lot Acres / SQFT: 2.75a / 119790sf / Assessor

Lot Size Dimensions: 0.00 x 0.00

**Parking**

Truck/Trailer Parking Spaces: 10  
 Car Parking Spaces: 20  
**Total Parking Spaces: 30**

Features: Driveway, Parking Lot, Paved Parking

**Interior Features**

Interior Features: Accessibility Features: None

**Utilities**

Utilities: Window Unit(s); Cooling Fuel: Electric; Electric Service: 150 Amps; Heating: Hot Water; Heating Fuel: Oil;  
 Hot Water: Electric; Water Source: Well; Sewer: Public Sewer

**Remarks**

Inclusions: Refrigerator, washer, dryer, and woodstove

Exclusions: personal property



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### Agent Full

Agent:	Property AS-IS No U & O needed for resale, Buyer is responsible for U & O to start a new business after purchase,
Public:	<p>Live, Work, and Park—All in One Place! Need a huge garage, plenty of parking, and a home on-site? This commercial/residential property zoned GI (General Industrial) offers unmatched versatility. Perfect for contractors, car enthusiasts, small business owners, or anyone needing serious space and flexibility. The commercial component includes a 45' x 45' garage—room for up to 8 vehicles—plus a dedicated paint shop. Wood Stove for heat. Parking is plentiful, with a separate driveway for the house and loads of space for customers, trucks, or trailers. Whether you run your business here or rent the garage, shop for mechanic work, even arts &amp; crafts, woodworking, workshop, the setup is ideal. In addition, there are several more outbuildings: a 2-car detached garage and a heated office building, perfect for running a business without sacrificing home comfort. A small barn for sheep as well. The charming 3-bedroom, 1-bath Cape Cod offers comfortable on-site living or rental income potential. A remodeled mudroom greets you off the private driveway—perfect for boots, coats, and gear. The kitchen features natural wood cabinetry, a gas stove, refrigerator, butcher block-look countertops, a pantry, a ceiling fan, and vinyl flooring with room for an eat-in table. The living room has original hardwood floors and a ceiling fan, while the primary bedroom on the main level features hardwood floors, a ceiling fan, and a double closet. A second main-floor bedroom also includes hardwood and a ceiling fan. The full bath features a tile floor and a walk-in closet. Upstairs, you'll find a spacious third bedroom or flex space—ideal for a home office, studio, or storage. The full unfinished basement offers additional storage, laundry hookups, and even a great spot for wine storage or canning. This unique property combines residential comfort with serious workspace and commercial potential, all on one convenient site. Use one, rent the other, or live and work in the same place—the possibilities are wide open! Buyer is responsible for U &amp; O</p>

### Listing Office

Listing Agent:	<a href="#">Jackie Rhoads</a> (3152367) (Lic# RS289523)	(215) 896-0345
Listing Agent Email:	<a href="mailto:rhoadstohome@outlook.com">rhoadstohome@outlook.com</a>	
Responsible Broker:	Gerald Peklak (3166043) (Lic# RM419651-PA)	
Listing Office:	<a href="#">RE/MAX Reliance</a> (RMRELNC) (Lic# RB065601)	
	504 Harleysville Pike, Souderton, PA 18964-1651	
Office Phone:	(215) 723-4150	Office Fax: (215) 723-9002
Office Email:	<a href="mailto:remaxadmin@remaxreliance.com">remaxadmin@remaxreliance.com</a>	

### Showing

Appointment Phone:	(215) 896-0345	 - <a href="#">Schedule a showing</a>	
Showing Contact:	Showing Contact 1	Showing Provider:	ShowingTime
Contact Name:	Jacquelyn Rhoads	Lock Box Type:	Combo
Showing Requirements:	Appointment Only	Lock Box Location:	Back door of house
Showing Method:	In-Person Only		
Directions:	Ben Franklin Highway to Squirrel Hollow Rd		

### Listing Details

Original Price:	\$599,000	Previous List Price:	\$599,000
Listing Agrmnt Type:	Exclusive Right	Owner Name:	Ephriam B Jr and Judith E and Daniel E Wade
Prospects Excluded:	No	DOM / CDOM:	70 / 70
Listing Service Type:	Full Service	Original MLS Name:	BRIGHT
Dual Agency:	Yes	Expiration Date:	01/01/26
Sale Type:	Standard	Seller Concessions:	
Listing Term Begins:	07/28/2025		
Listing Entry Date:	07/31/2025		
Possession:	Negotiable		
Acceptable Financing:	Cash, Conventional		

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