



**Jackie Rhoads**  
RE/MAX Reliance  
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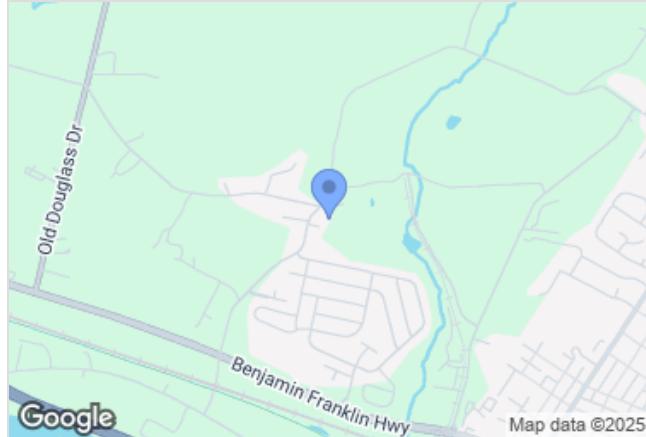
**131 Squirrel Hollow Rd, Douglassville, PA 19518**

## Agent Full

**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: [Boyertown 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

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

### Commercial Sale Information

Business Type: Auto Related

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

### Building Info

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

Lot Size Dimensions: 0.00 x 0.00

### Lot

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

Features: Driveway, Parking Lot, Paved Parking

### Parking

Truck/Trailer Parking Spaces	10
Car Parking Spaces	20
<b>Total Parking Spaces</b>	<b>30</b>

### 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: Property AS-IS No U & O needed for resale, Buyer is responsible for U & O to start a new business after purchase,

Public: 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 & 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 & O

### Listing Office

Listing Agent: [Jackie Rhoads](#) (3152367) (Lic# RS289523) (215) 896-0345  
 Listing Agent Email: [rhoodstohome@outlook.com](mailto:rhoodstohome@outlook.com)  
 Responsible Broker: Gerald Peklak (3166043) (Lic# RM419651-PA)  
 Listing Office: [RE/MAX Reliance](#) (RMRELNC) (Lic# RB065601)  
 504 Harleysville Pike, Souderton, PA 18964-1651  
 Office Phone: (215) 723-4150  
 Office Email: [remaxadmin@remaxreliance.com](mailto:remaxadmin@remaxreliance.com)

### Showing

Appointment Phone:	(215) 896-0345	 - <a href="#">Schedule a showing</a>
Showing Contact:	Showing Contact 1	Showing Provider:
Contact Name:	Jacquelyn Rhoads	Lock Box Type:
Showing Requirements:	Appointment Only	Lock Box Location:
Showing Method:	In-Person Only	Back door of house
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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