



1612 East Main St

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Douglasville, Pennsylvania 19518

Property Highlights

- Road frontage along Route 724 providing any business plenty of exposure
- Ample of parking or outdoor storage area
- Nicely equipped office building w/garage storage
- Well built pole barn with drive-in door

Property Overview

This flex property in Douglasville, PA Berks County sets up nicely for a professional who's business demands private offices, dry/indoor storage, as well as outdoor space for parking or "lay down area". Building #1 is approximately 2,800 sf with private offices, a drive-in door, bathrooms, and a garage. Building #2 is setup as a "pole barn" style building that is approximately 38' x 28'. Call listing agents for further information

Offering Summary

Sale Price:	\$625,000
Building Size:	4,500 SF
Lot Size:	0.84 Acres

For More Information

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Sale Price	\$625,000
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Location Information

Building Name	1612 East Main St
Street Address	1612 E Main St
City, State, Zip	Douglasville, PA 19518
County	Berks
Municipality	Union

Building Information

Building Size	4,500 SF
Number of Floors	2
Year Built	1986
Number of Buildings	2
Construction	Block
Roof/Floor	Shingle/Concrete

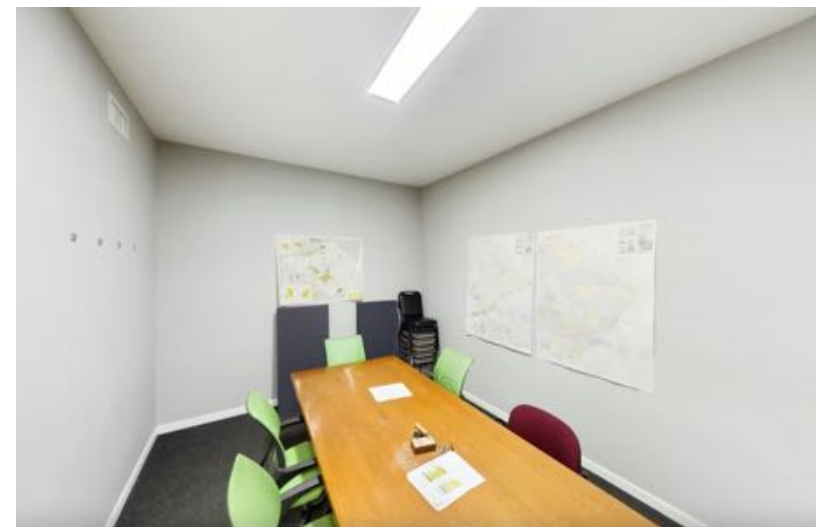
Property Information

Property Type	Flex
Zoning	Village Commercial
Lot Size	0.84 Acres
APN #	88535418228244
Floor	Concrete
Parking	35 +/-

Utilities & Amenities

Restrooms	2
Water/Sewer	well/on-site sewer
Natural Gas	UGI
Power	220 amp





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§ 200-39. Purpose.

The purpose of the Village Commercial District is to provide an area for low-volume commercial land uses which service the basic needs of surrounding residential communities. The Village Commercial District is concentrated around existing commercial land uses that are located along collector and arterial highways within the Township. Development which occurs shall be planned to accomplish safe development of highway frontage and to protect highways as thoroughfares.

§ 200-40. Uses permitted by right.

The following, as a principal use, their accessory uses and no other, are permitted in the Village Commercial District, provided that the use, type, dimensional and all other applicable requirements of this chapter have been satisfied:

- A. Banks, savings and loan associations, and finance companies.
- B. Professional or government office or studio.
- C. Church or similar place of worship.
- D. Funeral home.
- E. Home occupation, subject to § 200-90 of this chapter.
- F. Municipal use.
- G. Personal service establishments or shops. **[Amended 8-19-2013 by Ord. No. 2013-04]**
- H. Public utilities, subject to § 200-116 of this chapter.
- I. Retail business establishments except adult bookstores and other adult business uses.
- J. Single-family detached dwellings, subject to the area, yard and height requirements for the SR Zoning District, as specified under § 200-37 of this chapter.
- K. Semidetached residential developments, subject to § 200-119 of this chapter.
- L. Two-family residential developments, subject to § 200-120 of this chapter.
- M. Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- N. Forestry activities.
- O. No-impact home-based business.
- P. Low intensity outdoor recreation uses, and medium intensity outdoor recreation uses, subject to § 200-93 of this chapter.
- Q. In-law quarters as accessory use subject to the supplementary regulations subject to §§ 200-121.1 and 200-121.2 of this chapter.
- R. General agriculture, subject to § 200-92A of this chapter.

- S. Certain wireless communication facilities (WCFs), subject to § 200-133B(1). **[Added 8-15-2016 by Ord. No. 2016-05]**

§ 200-41. Uses permitted by conditional use.

The following, as a principal use, their accessory uses and no other, are permitted in the Village Commercial District when a conditional use is granted by the Board of Supervisors subject to and in accordance with Article XVIII of this chapter:

- A. Fire station.
- B. Age qualified residential communities, subject to Article XIII A of this chapter.
- C. Assisted living facility; continuing care retirement community subject to § 200-115 of this chapter.
- D. Bed-and-breakfast subject to § 200-121.1 of this chapter.
- E. Mixed-use, with ground floor retail use and second floor residential use.
- F. Multifamily dwelling units, subject to § 200-118 of this chapter.
- G. Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- H. Adaptive reuse subject to § 200-121.4 of this chapter.
- I. Certain wireless communication facilities (WCFs), subject to § 200-133B(2). **[Added 8-15-2016 by Ord. No. 2016-05]**
- J. Group homes, subject to § 200-121.5. **[Added 9-16-2019 by Ord. No. 2019-2]**

§ 200-42. Uses permitted by special exception.

The following, as a principal use, their accessory uses and no other, are permitted in the Village Commercial District when a special exception is granted by the Zoning Hearing Board to and in accordance with Article XVIII of this chapter:

- A. Club or lodge for fraternal or social purposes provided that the primary activity of such use is not operated for business, and provided that the building and services shall be primarily for use of members and their guests.
- B. State-licensed nursery school, elementary school, middle school, junior high school, senior high school.
- C. Day-care center.
- D. Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

§ 200-43. Area, yard and height regulations. [Amended 3-21-2016 by Ord. No. 2016-01]

Each of the following maximum and minimum dimensional requirements shall apply to each permitted use in the Village Commercial District, except as specifically provided for in this chapter:

Minimum Requirements	On-Lot Sewage and Water Facilities	Public or Community Sewage Facilities	Public/Community Sewage and Water Facilities
Lot area	1 acre	30,000 square feet	15,000 square feet
Lot width	150 feet	125 feet	100 feet
Building setback	50 feet	40 feet	30 feet
Rear yard	30 feet	20 feet	20 feet
Side yard			
Total	50 feet	40 feet	30 feet
One side	25 feet	20 feet	15 feet
Buffer yard (depth)	20 feet	15 feet	10 feet
Improvements setback	25 feet	20 feet	15 feet
Residential setback	80 feet	80 feet	80 feet

Maximum Regulations	On-Lot Sewage and Water Facilities	Public or Community Sewage Facilities	Public/Community Sewage and Water Facilities
Building height	35 feet	35 feet	35 feet
Building length	100 feet	100 feet	100 feet
Building coverage	30%	30%	40%
Lot coverage	45%	50%	60%

§ 200-44. Land development plan.

Prior to the issuance of a zoning and/or building permit for a nonresidential land use or a mixed-use that is permitted within the Village Commercial District, the applicant shall submit a land development plan to the Planning Commission for review and comment. The Planning Commission shall review each land development plan in accordance with all Township standards and specifications concerning land development before recommending a decision to the Board of Supervisors.

§ 200-45. Supplementary regulations.

All sections under Article XVI of this chapter shall apply as supplementary guidelines and

specifications for the Village Commercial District.



Floor 1

Approximate total area¹

2301.54 SF

Reduced footprint

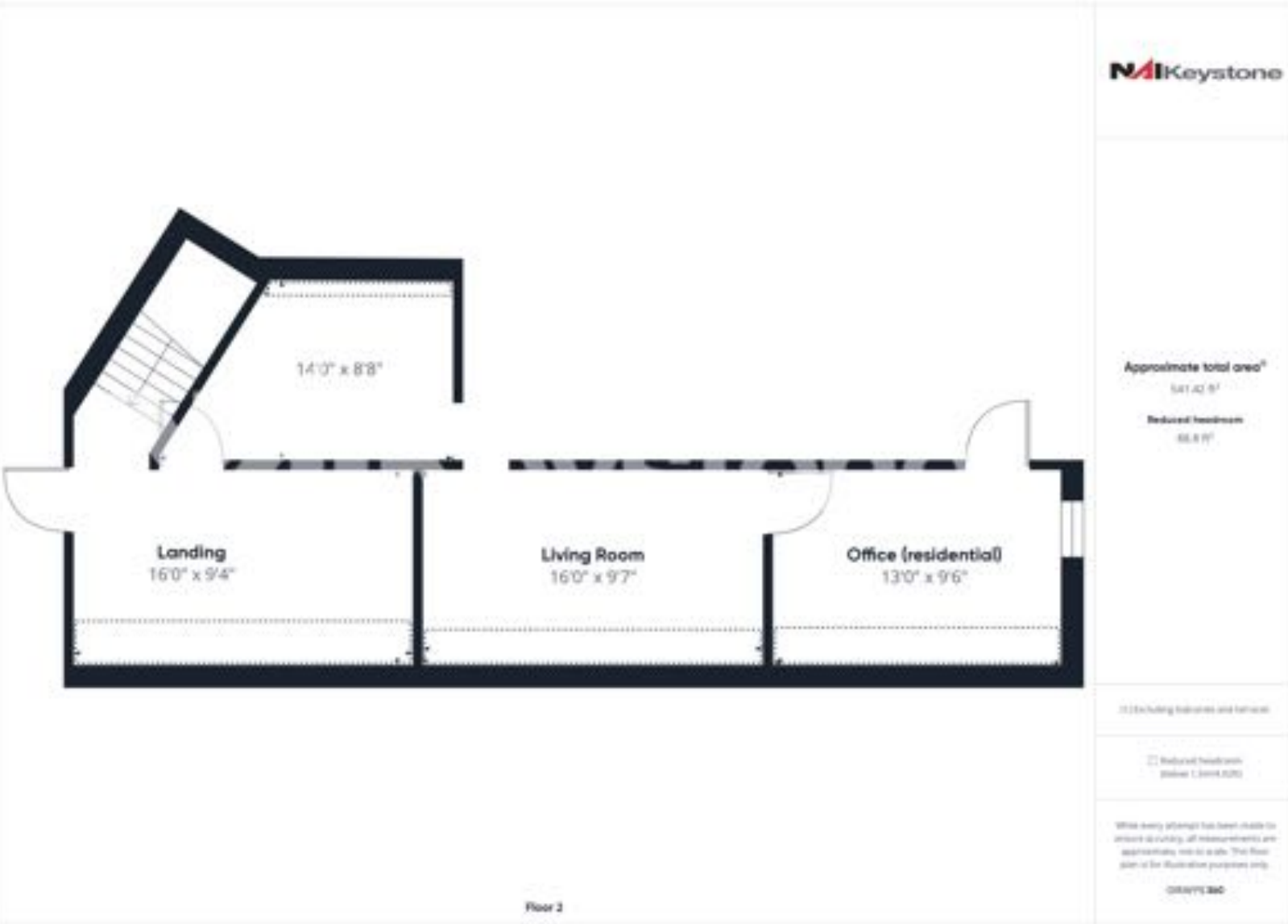
6.75 SF

¹Excluding balconies and terraces

² Reduced footprint (Area 1, 2014, 2015)

While every attempt has been made to ensure accuracy, all measurements are approximate and to scale. This floor plan is for illustrative purposes only.

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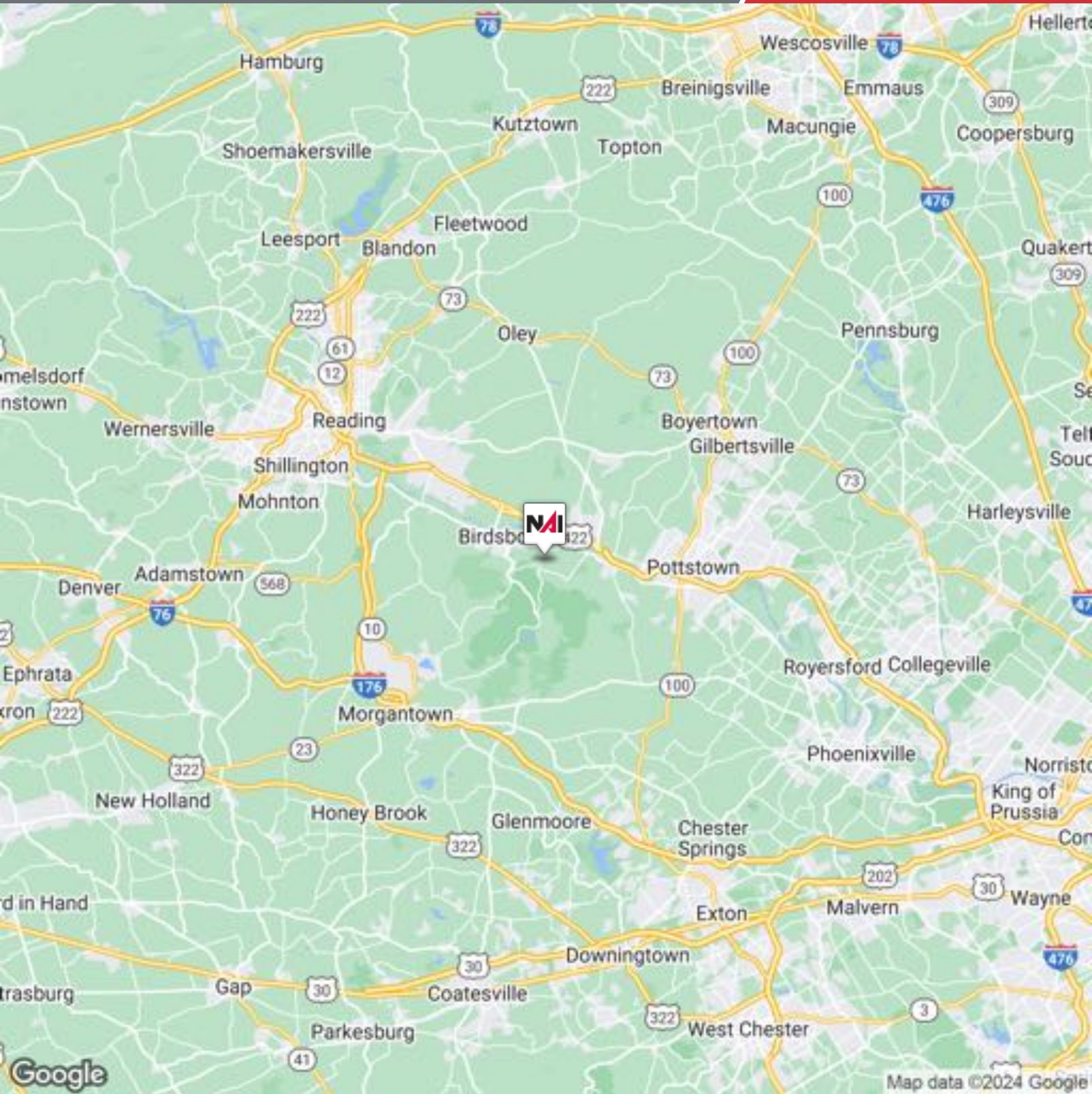
Approximate total area*

1078.76 SF

***Including balconies and terraces

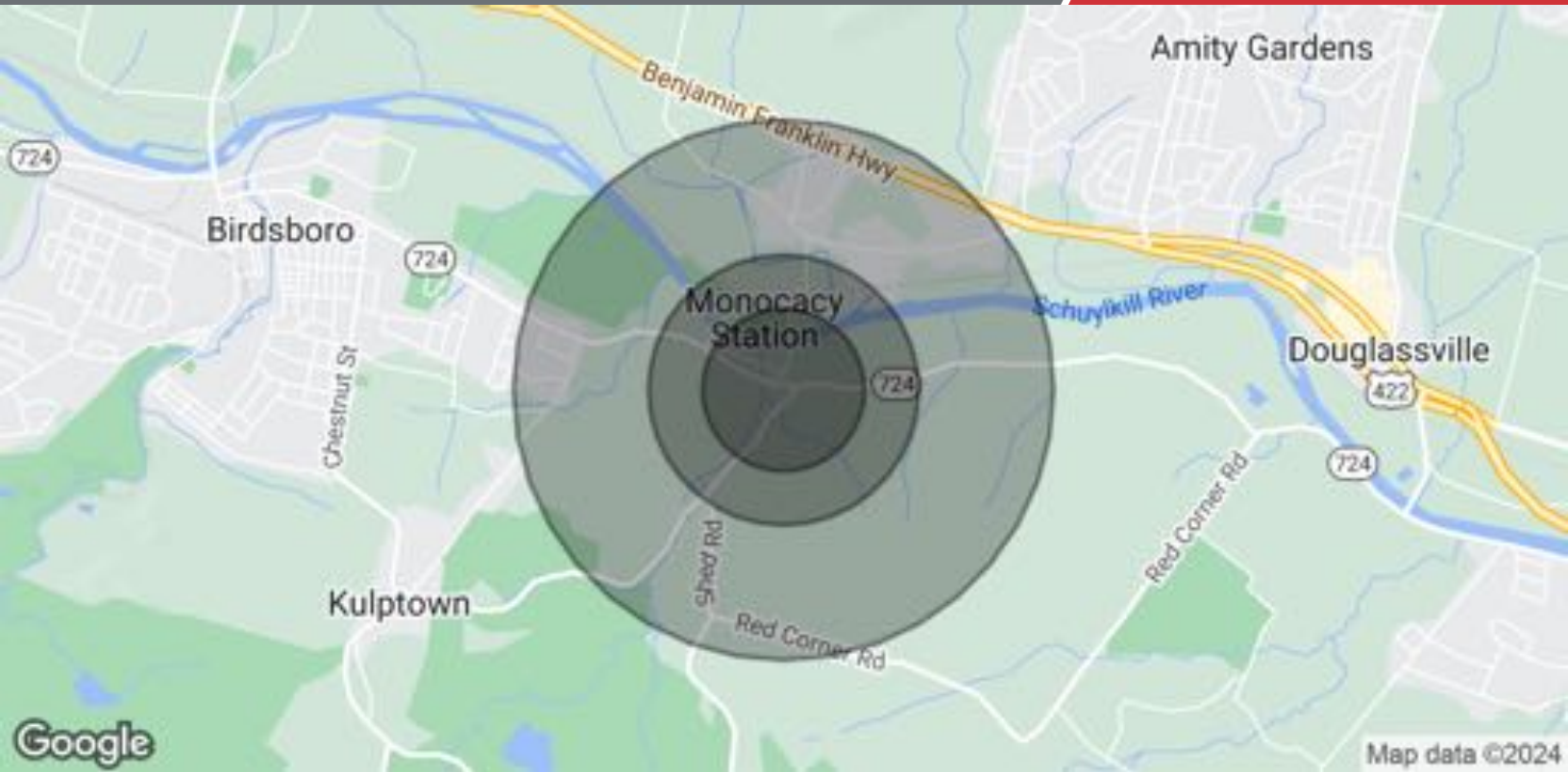
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	81	204	1,233
Average Age	44	44	44
Average Age (Male)	44	43	43
Average Age (Female)	45	45	45
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	30	80	492
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$108,015	\$109,049	\$102,642
Average House Value	\$347,828	\$328,687	\$291,102

Demographics data derived from AlphaMap