



For Sale

# Office Building

\$450,000

## 3601 Perkiomen Ave

Reading, Pennsylvania 19606

### Property Highlights

- 4,189 SF building in prime commercial location
- Single unit offering timeless charm
- Constructed in 1932, exuding character and history
- Zoned for commercial use, catering to diverse business needs
- High-demand area in Reading, PA
- Current tenant will entertain leasing back to an investor
- Strong rental history, reflecting investor appeal
- Desirable location for long-term success
- Meticulously maintained property for low maintenance investment

### Property Description

For Sale, a prime office space perfect for an owner user or as an investment opportunity in Reading, PA. This meticulously maintained 4,189 SF building, constructed in 1932 and zoned for commercial use, radiates timeless charm and character. With 100% occupancy and a strong rental history, its appeal to investors is undeniable. The current tenant is open to leasing back to an

#### OFFERING SUMMARY

<b>Sale Price</b>	\$450,000
<b>Lot Size</b>	0.32 Acres
<b>Building Size</b>	4,189 SF

#### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>0.3 Miles</b>	979	\$134,195
<b>0.5 Miles</b>	1,948	\$128,927
<b>1 Mile</b>	7,088	\$110,105

For more information

**Kevin Wolfe**

O: 610 370 8523  
kwolfe@naikeystone.com

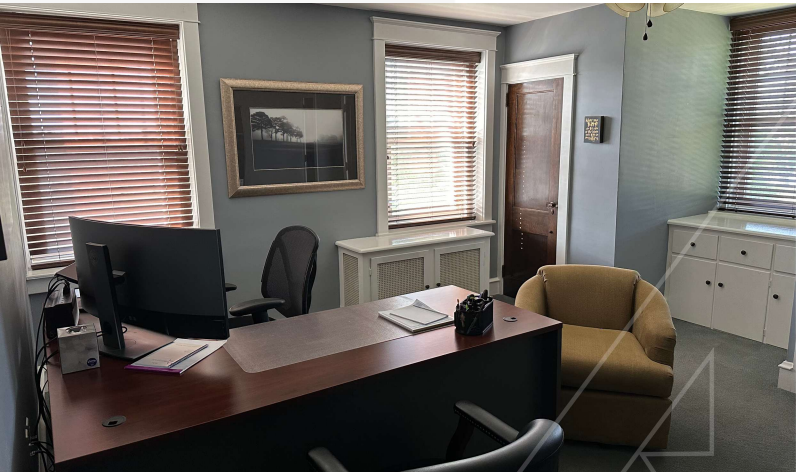
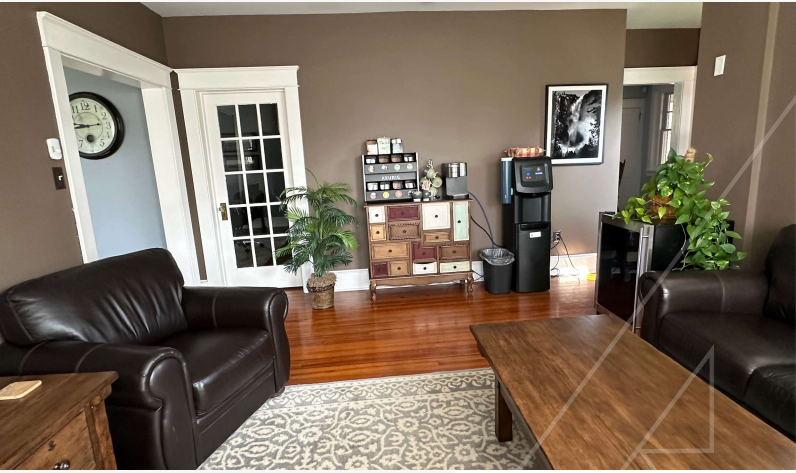
**Patrick Zerbe**

O: 610 370 8507  
pzerbe@naikeystone.com

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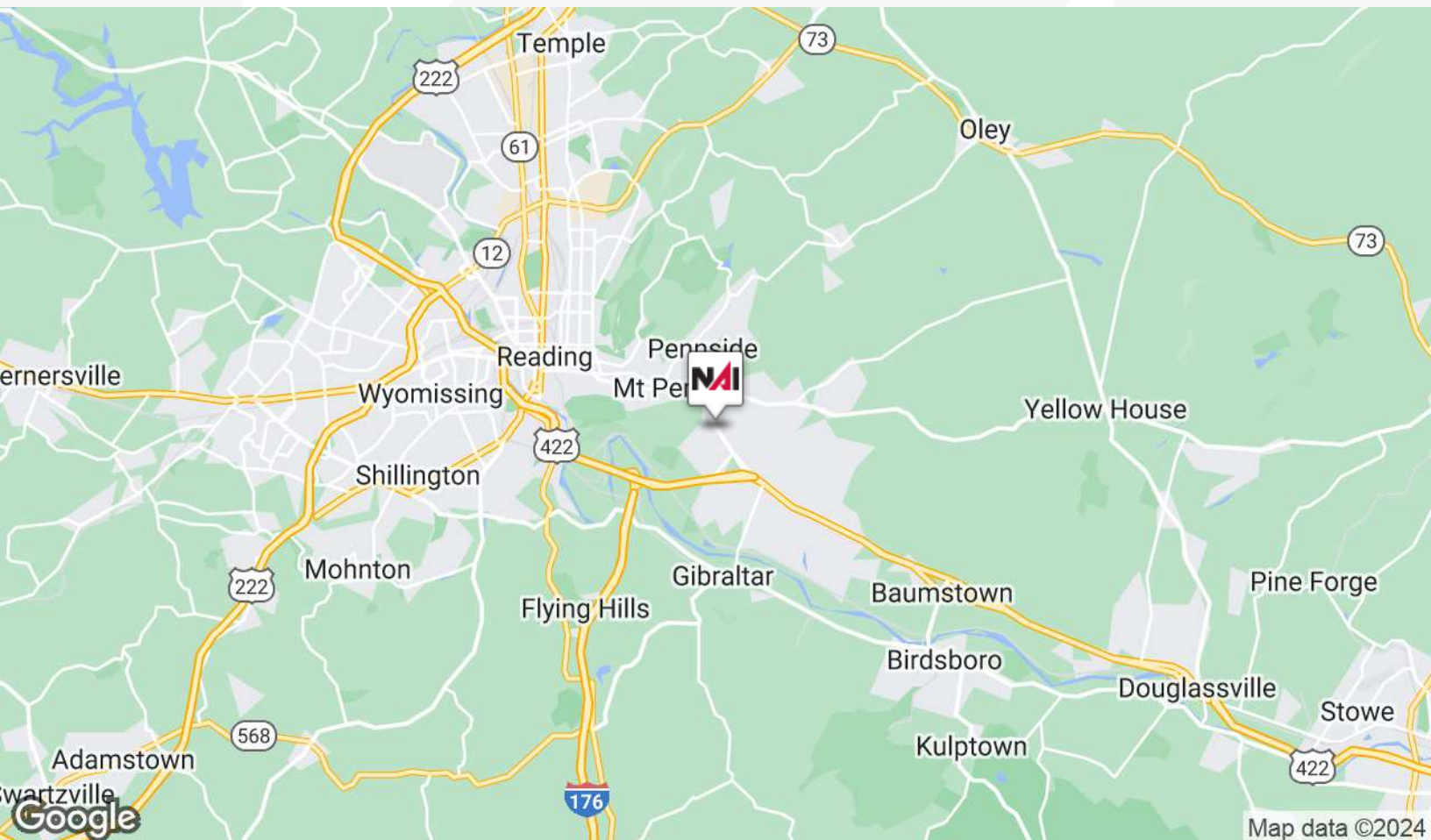
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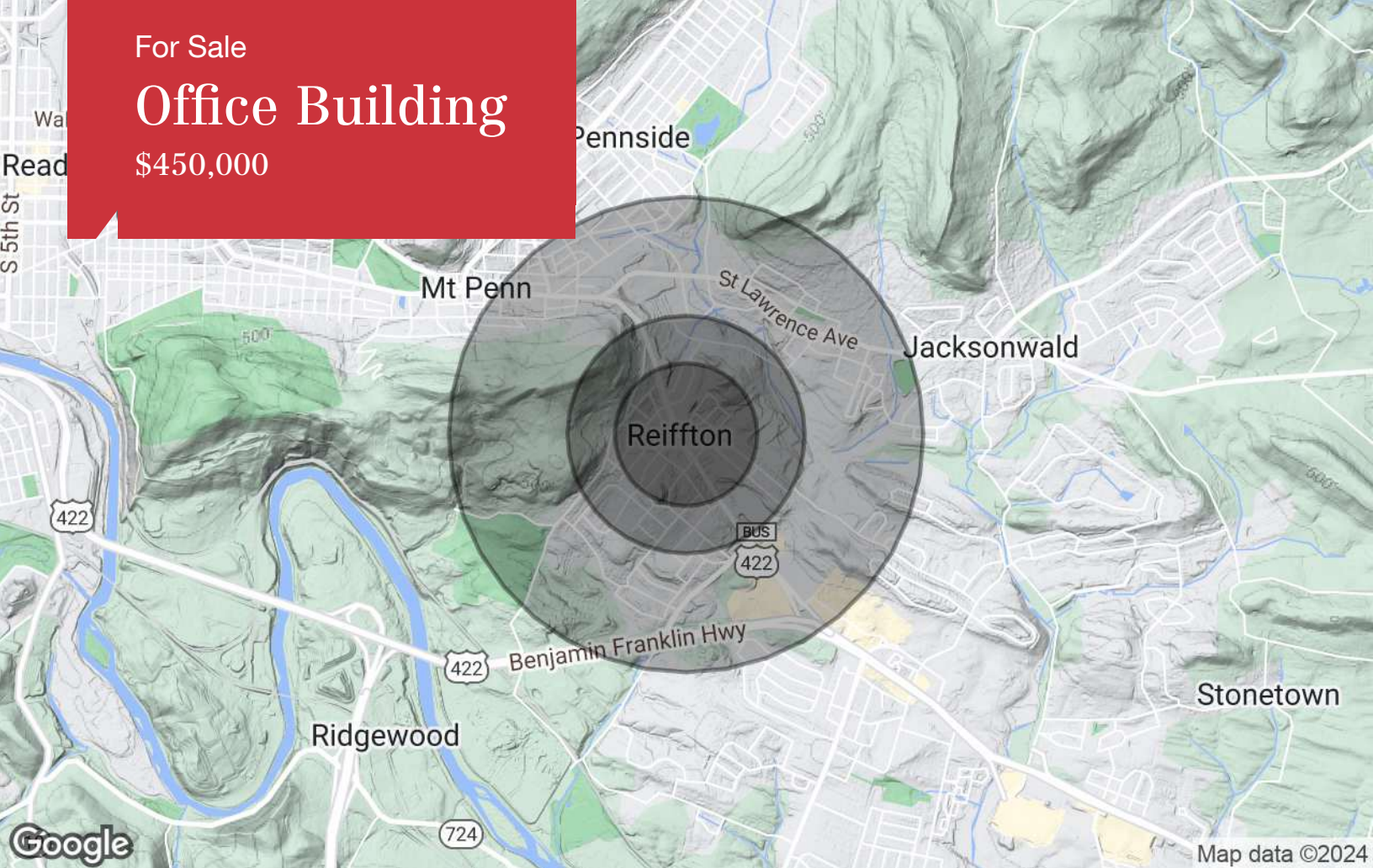
Google

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## Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	979	1,948	7,088
MEDIAN AGE	45	45	43
MEDIAN AGE (MALE)	43	43	41
MEDIAN AGE (FEMALE)	46	46	44

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	382	770	2,805
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$134,195	\$128,927	\$110,105
AVERAGE HOUSE VALUE	\$289,573	\$278,272	\$251,142

## Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	88.5%	88.4%	84.5%
% BLACK	4.5%	4.4%	5.6%
% ASIAN	2.8%	2.3%	1.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.4%	0.4%
% OTHER	3.9%	4.5%	7.7%

## Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	8.5%	9.1%	15.4%

\* Demographic data derived from 2020 ACS - US Census

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