


RETAIL PROPERTY
FOR SALE

1013 READING AVENUE
BOYERTOWN, PA 19512



Nik Sgagias
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 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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1013 READING AVENUE

PROPERTY DETAILS

FOR SALE
\$1,000,000

OFFERING SUMMARY

Sale Price	\$1,000,000
Number of Buildings	Two (2)
Total Lot Size	1.09 Acres
Building Size	8,211 SF

PROPERTY SUMMARY

Address	1013 Reading Avenue Boyertown, PA 19512
Municipality	Douglass Township
County	Berks County
Tax Parcel #	41-5386-09-15-6971 41-5386-09-15-59
Building Size	8,211 SF
Year Built	1920
Year Last Renovated	2020

PROPERTY DESCRIPTION

Prime restaurant and bar in Berks County, PA, for sale. This full-service restaurant and bar offers a unique opportunity for restaurateurs or investors, featuring two (2) levels of dining and entertainment space. With a spacious kitchen and fully equipped bar, it is ready to support any culinary vision. The property also includes an expansive outdoor deck with its own bar, perfect for al fresco dining and social events. In addition to the restaurant, a two-bedroom single family home is included in the sale, along with a vacant lot that can be developed into additional parking if needed. The property was recently connected to the public sewer system, a major upgrade valued at approximately \$600,000, adding even more convenience and long-term value.

PROPERTY HIGHLIGHTS

- Full-service restaurant and bar
- Large kitchen and fully equipped bar, ideal for any culinary concept
- Expansive outdoor deck featuring an additional bar
- Two (2) parcels, Three (3) lots totaling 1.09 Acres
- Recent upgrade: connected to public sewer (valued at \$600,000)
- Sale includes two-bedroom single family home and adjacent lot

BUILDING INFORMATION

# of Floors	Two (2)
Restrooms	Three (3)
Handicap Accessible	Yes

UTILITIES & ZONING

Gas	Propane
Water	Private well
Sewer	Public
HVAC	Oil heat/central air
Zoning	Commercial

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ADDITIONAL PHOTOS

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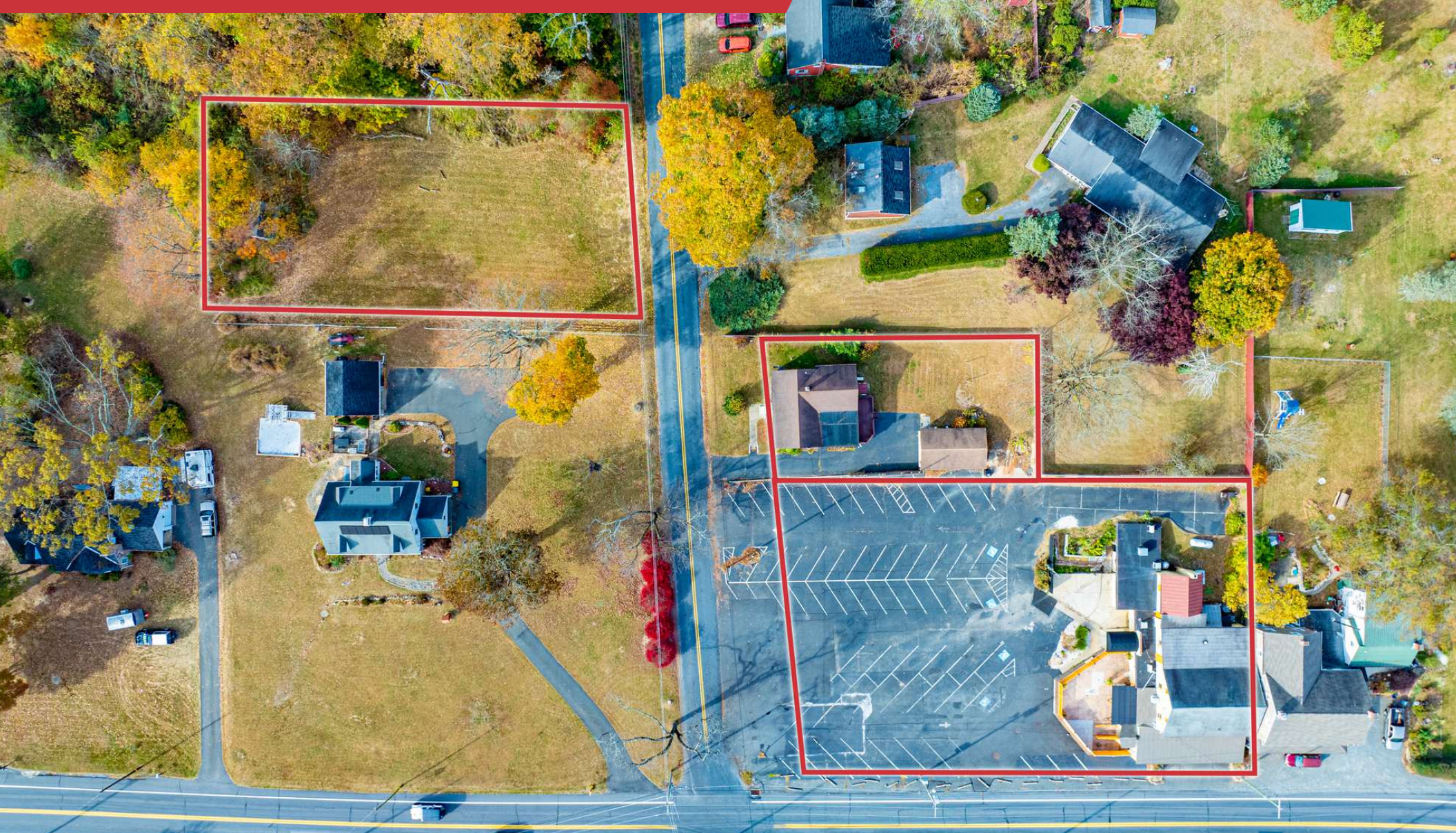
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ADDITIONAL PHOTOS

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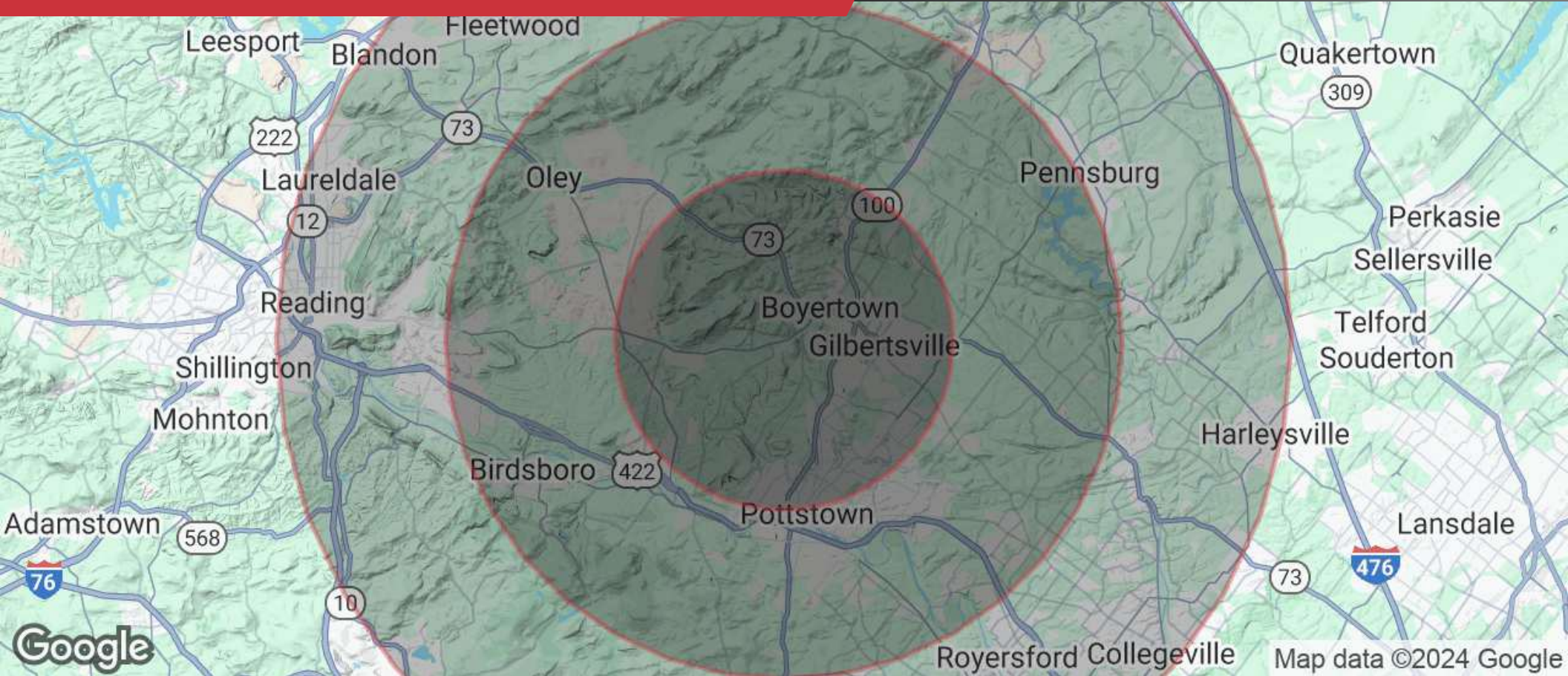
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DEMOGRAPHICS

FOR SALE

\$1,000,000



POPULATION

5 MILES	10 MILES	15 MILES
63,515	168,188	563,559



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
24,485	64,798	210,420



INCOME

5 MILES	10 MILES	15 MILES
\$117,588	\$118,534	\$120,138

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