

**Lease or Sale**  
**Historic Commercial / Office**



**879 Fritztown Road**  
Reading, PA 19608  
Spring Township, Berks County

For more information, contact

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## Property Features

- 6,520 SF plus basement & attic
- Historic 1849 Charm!
- Modern, completely updated
- Data Cabling throughout
- Easy access to all parts of Berks

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**FACT SHEET**

GENERAL DATA	
<b>Address:</b>	879 Fritztown Road Reading , PA 19608 Spring Township, Berks County
<b>Property Type:</b>	Office / Commercial
<b>Lot Size:</b>	0.42 Acre Net; per Deed 0.71 Acre Gross per plan by Terry R. VonNeida, Professional Land Surveyor. Note, this plan reflects the lot running to the centerline of the road with the road having a right-of-way.
<b>Zoning:</b>	PBR District (Planned Business and Residential)
<b>Parcel Number (APN):</b>	80-4375-06-37-3813
<b>Real Estate Taxes:</b>	\$6,453.00 (2023), or \$0.99 per SF
<b>Year Built:</b>	1849, addition in 1988
<b>Flood Zone:</b>	Not in a Flood Hazard Zone per 4211CO491G dated 07/03/2012

HISTORY	
<b>History:</b>	<ul style="list-style-type: none"> <li>Listed on Pennsylvania State, Berks County and Borough of Sinking Spring Register of Historic Places</li> <li>Built by Henry Ruth in 1849 and served as a Stagecoach Stop, Way Station and Inn for early settlers heading west</li> <li>Became Montello area Post Office and Lutz General Store from 1860 - 1920</li> <li>Residence incorporated on 2nd floor, Store and Post Office continued until 1961</li> <li>Became the "Silver Dollar Ice Cream Parlor"</li> <li>In 1970 was renovated into "Nero's Sandwich Shop"</li> <li>Rear Addition added in 1988</li> <li>Current owner, ANDERSON ADVERTISING purchased the property in 1995 and operated a successful advertising agency here ever since</li> </ul>



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## DATA SHEET

PROPERTY DATA	
<b>Building Size:</b>	6,520 SF on two floors plus an attic and basement
<b>Building Description:</b>	2 1/2 Stories, 5 bays, gable end flush chimneys, shingle roof replaced in July of 2010, front porch. Part of the roof connecting the 1988 addition to the original structure is flat / rubber membrane. The Main structure is rough stone with quoin's on corners. Plaster finish walls inside with a mix of carpet and hard flooring. Very clean and well light. Wired throughout with data cabling. Deep wind sills, high ceilings and the trim work accent the historic nature of the property. Many built-in's including tables, desks and book cases.
<b>HVAC:</b>	Oil fired hot water baseboard system. Two zone electric high efficiency Heat Pump. Back-up electric heat in portions of the addition. Oil is from Countryside (you can use the vendor of your choice) with \$2,800 spent in the last 12-months.
<b>Parking:</b>	12 Spaces on the main lot plus 8 stone base spaces along Old Wernersville Road.
<b>Bathrooms:</b>	Three on the main floor, one on the second floor.
<b>Electric:</b>	Service by PPL, 200 Amps at 120/240 volts (circuit breakers) Owner reports \$2,958 in the prior 12-months (\$246/mo. average)
<b>Water:</b>	Well on site One hot water tank, electric
<b>Sewer:</b>	Public, via the Spring Township Sewer Authority Roughly \$44.10 per month cost.
<b>Misc.:</b>	J.C. Ehrlich Co. provides routine pest control services Radon test was performed in 1995 with some remediation performed. Fiber optic data currently from Ooma
<b>Lease Option:</b>	Lease is NNN (triple net) with Tenant paying RE Taxes, all insurances, Snow, Grass and general maintenance as well as the base rent.





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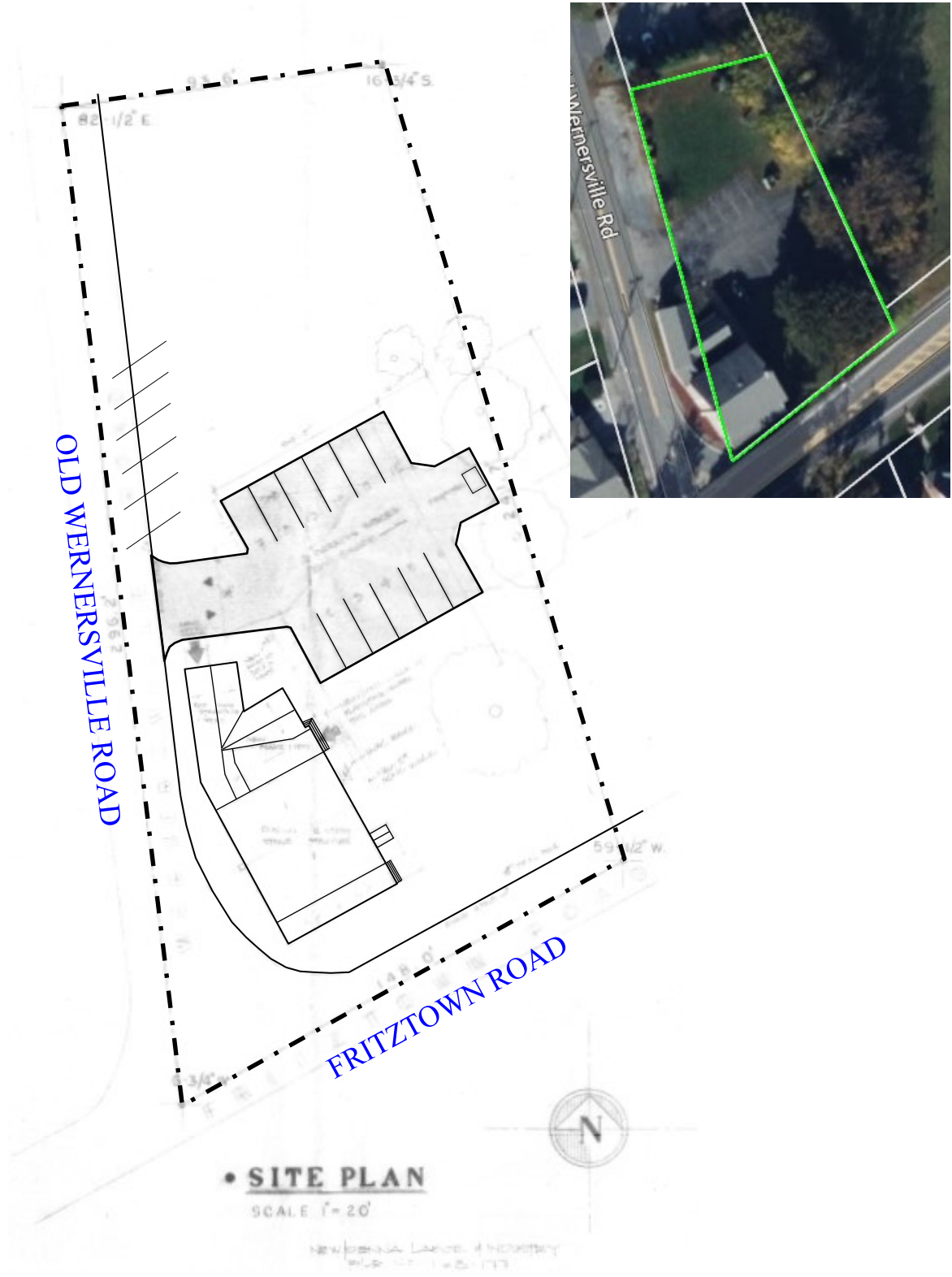
AERIAL

SITE



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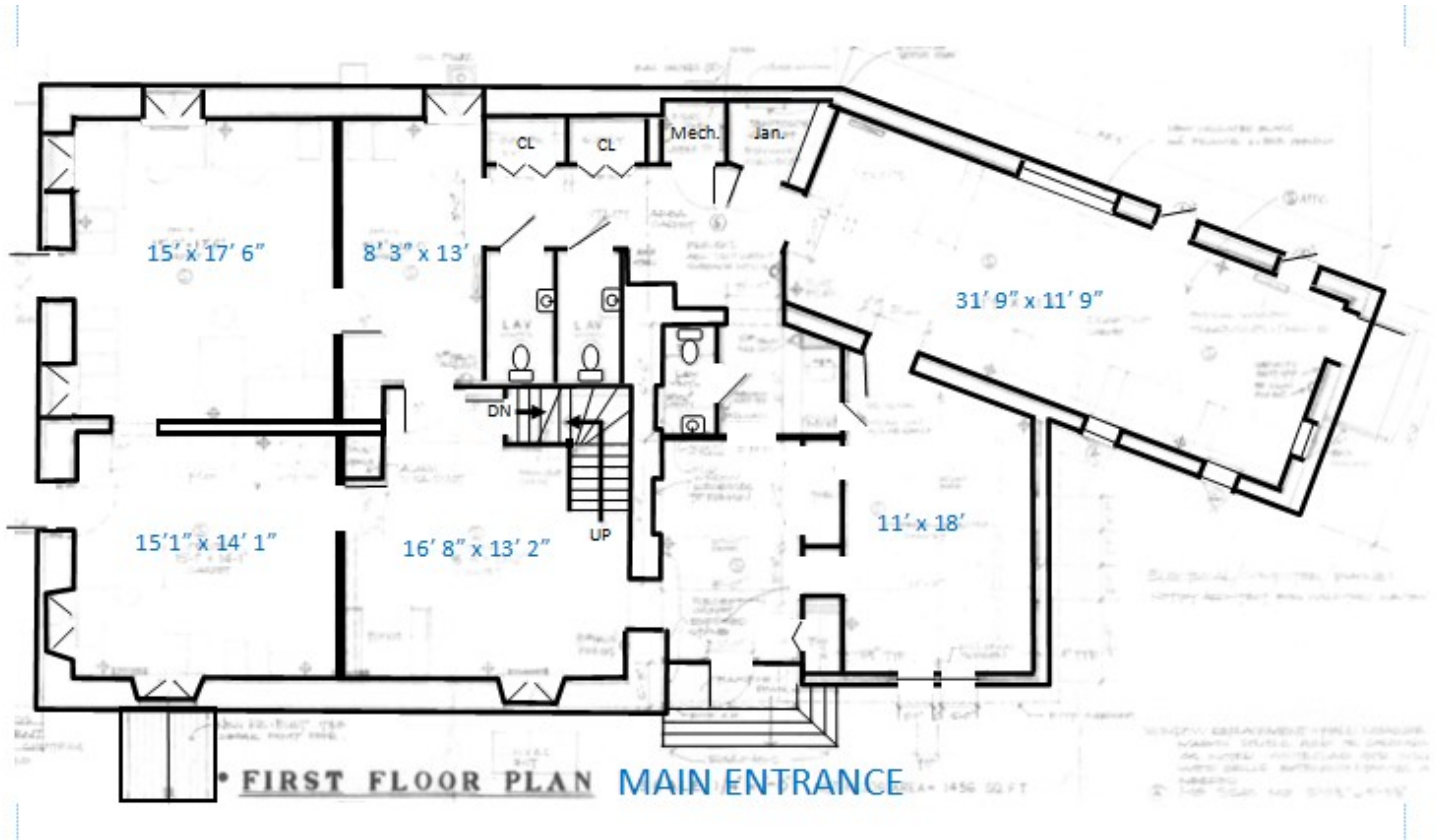
# SITE PLAN





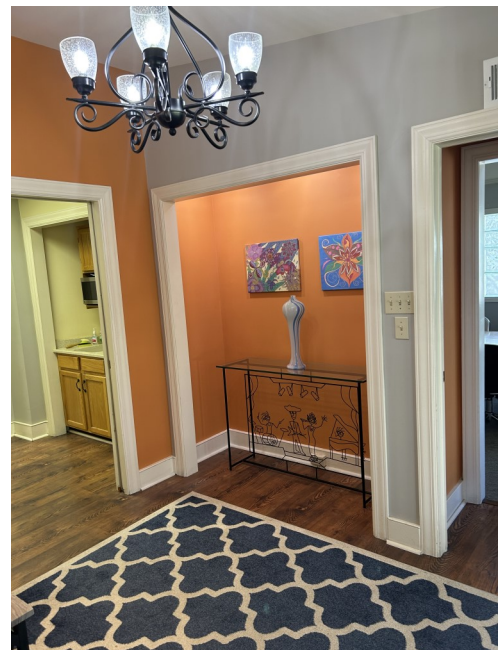
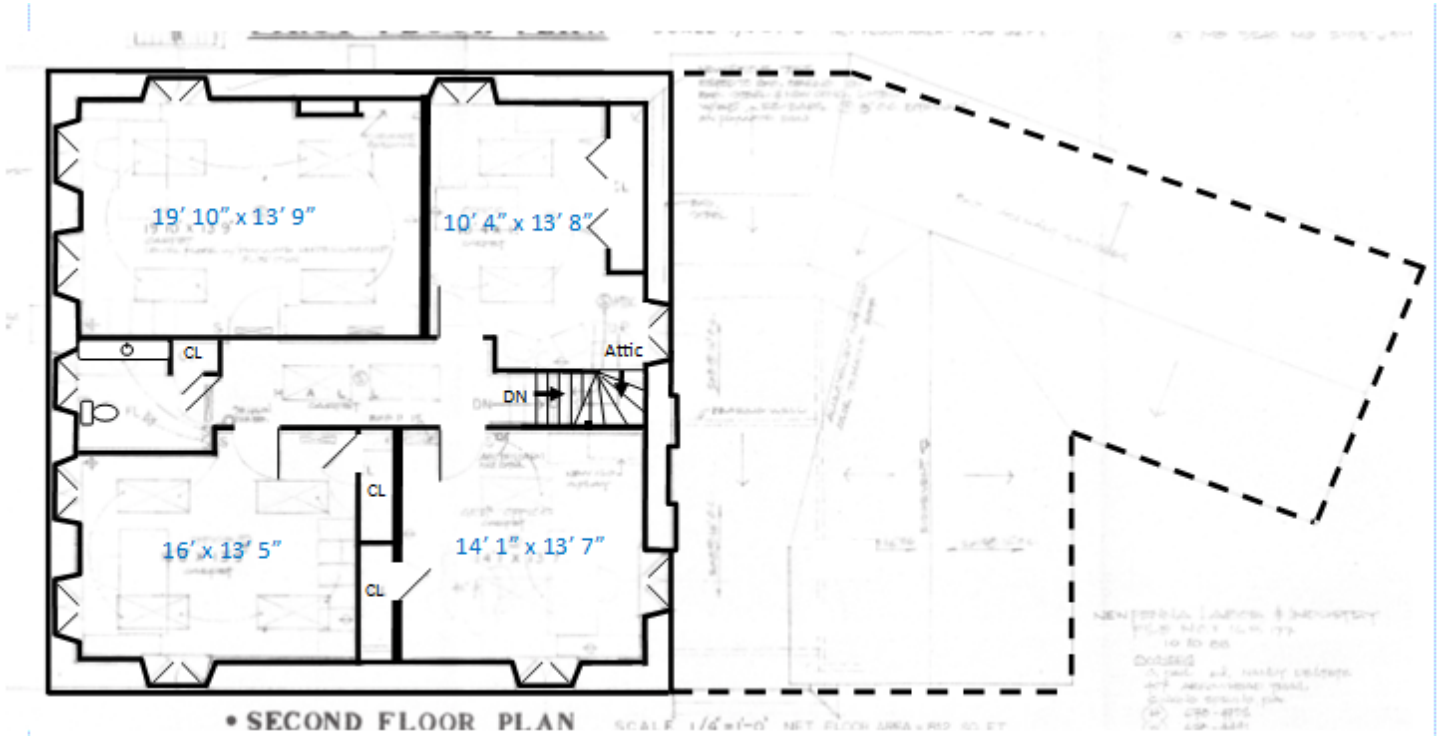
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# FIRST FLOOR PLAN



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## SECOND FLOOR PLAN





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**PHOTOS**





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## PHOTOS





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# PHOTOS





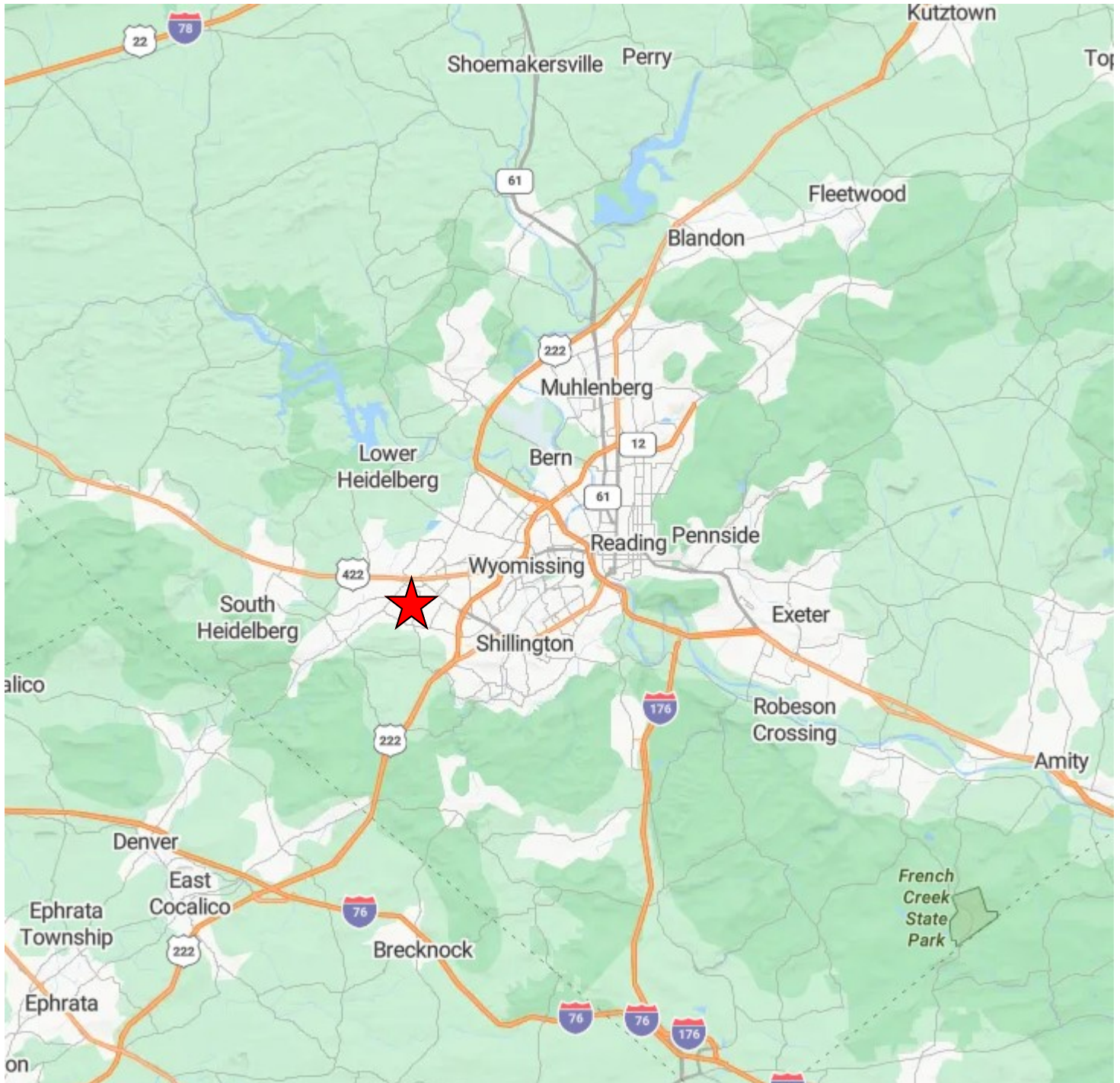
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## PHOTOS



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## LOCATION



### Contact information

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