



700 Lancaster Ave

Reading, PA 19607

Property Features

- 13,000 SF Total Bldg Size
- 9,500 SF Main Level
- 3,500 SF Street Level Retail
- Perfect for Medical, Education, or Services
- Ample off-street parking
- CH – Commercial Highway Zoning
- Excellent Frontage



For more information:

John Buccinno

610 370 8508

Jbuccinno@naikeystone.com

Kyle McKechnie

610 370 8522

Kmckechnie@naikeystone.com

875 Berkshire Blvd, Ste 102

Wyomissing, PA 19610

+1 610 779 1400

naikeystone.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Data Sheet

| PROPERTY INFORMATION | |
|----------------------|----------------------|
| Property Type: | Commercial |
| Zoning: | CH – Highway Comm. |
| Lot 1: | 0.37 Acres |
| Lot 2: | 0.16 Acres |
| Year Built: | 1940, renovated 2016 |



| DESCRIPTION | |
|------------------|--|
| Size (SF): | 13,000 SF : 9,500 SF Available. 3,500 SF Month to Month Lease |
| Construction: | Block/steel |
| Floor: | Concrete |
| Roof: | Flat Rubber Roof |
| Lighting: | Fluorescent Fixtures |
| Utilities: | UGI - Natural Gas : PPL - 600-amp, 240-volt, 3-phase service |
| Parking: | Approx 35 Spaces off street |
| Water/Sewer: | Public |
| At Grade Access: | Both levels have at-grade access |
| Sprinkler: | Wet System Throughout |
| Comments: | Main level has operated as a special needs school for 20 years. Currently vacant as of July 2024. Lower level is leased month to month to an art school. |

For more information:

John Buccinno

610 370 8508
Jbuccinno@naikeystone.com

Kyle McKechnie

610 370 8522
Kmckechnie@naikeystone.com

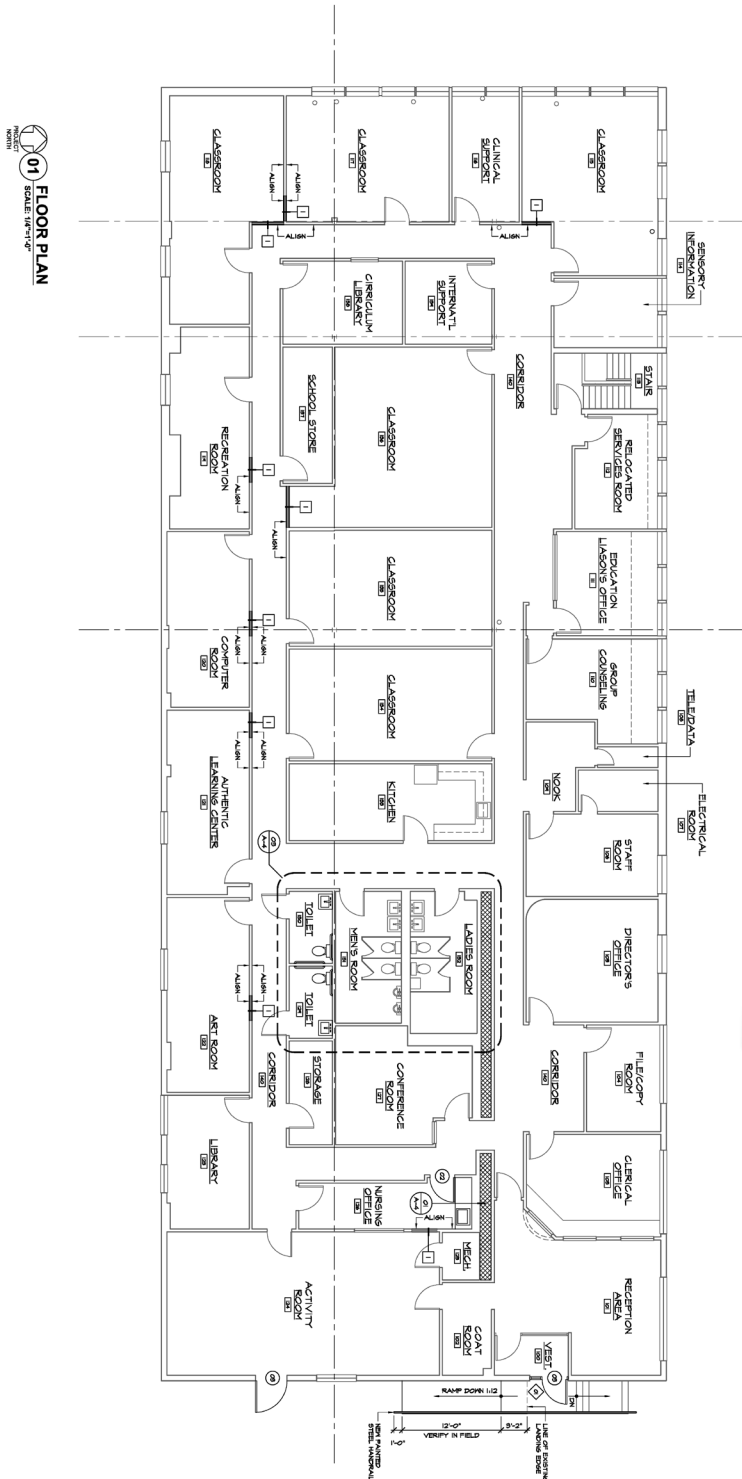
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Photos



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Floor / Site Plan



- Institutional layout for special needs education
- Dedicated entrance and lobby area
- Robust plumbing to handle large capacity restrooms.



For more information:

John Buccinno

610 370 8508
Jbuccinno@naikeystone.com

Kyle McKechnie

610 370 8522
Kmckechnie@naikeystone.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.