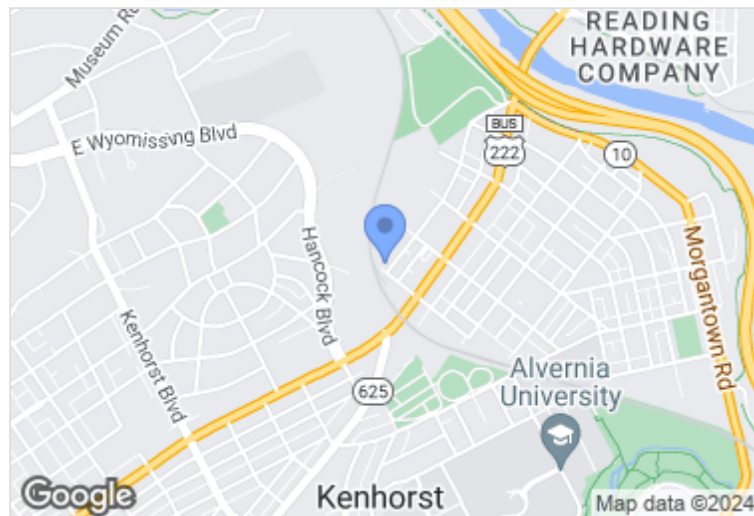
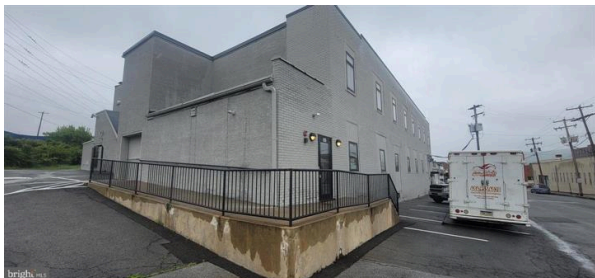


## Property Flyer

**641 Gregg Ave, Reading, PA 19611**

**\$21,000.00**



**MLS #:** PABK2043300

**Building SqFt:** 15,556

**Business Type:** Institutional, Manufacturing, Medical, Other, Professional, Truck Maintenance Facility, Warehouse

**Rent Includes:** Heat, Lease Special Terms

### Remarks:

Fully approved for use as a school with 80 students and 30 staff members. This professionally renovated building features 15,556 sq. ft. on two stories. The handicap-accessible first floor covers 7893 sq. ft., while the second floor spans 7663 sq. ft. Each floor includes its own designated entrance that will allow for separated use by different tenants. Zoned HM for heavy manufacturing, there are many potential uses, most recently this housed a special needs school. Other potential uses include charter school, technical/vocational school, special needs facility, large adult/toddler daycare, or similar. The space is also zoned to accommodate manufacturing or industrial processing, banking or financial institutions, colleges/universities, exercise clubs, self-storage facilities, and so much more. The property is located just blocks off the exit ramp for Lancaster Ave. on Route 422, and close to Alvernia University, with easy access to regional destinations. It is located approximately 2.5 hrs. from NYC, 1.5 hrs. from Harrisburg, 1.25 hrs. from Philadelphia, 1 hr. from Allentown and Hershey, and 45 mins. from Lancaster. The area around the property has experienced a high level of development and growth in recent years, with favorable local government welcoming and inviting new businesses to town. The local Penn State Health/St. Joseph's Medical Center is expanding, as the nearby AW Golden lot is being converted into a strip mall with a grocery anchor that will bring more businesses into the area as well. Ripe for business, this property is perfect for your growing business!

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