



KYLE MCKECHNIE

610.370.8522

KMCKECHNIE@NAIKEYSTONE.COM

904 PENN AVENUE | WYOMISSING, PA 19610

+/- 3,550 SF

NAIKeystone

875 BERKSHIRE BLVD, STE 102,
WYOMISSING, PA 19610
610.779.1400 | NAIKEYSTONE.COM



PROPERTY FEATURES

- +/- 3,550 SF 2-UNIT MIXED-USE PROPERTY ON 0.11 ACRE
- ELECTRIC: 200 AMP SINGE PHASE
- WATER HEATER: BRADFORD WHITE 40-GALLON
- HVAC: GAS-FIRED WEIDNER THERMO EXCHANGER PRO SERIES FURNACE. CENTRAL AC
- LIGHTING: MIX OF FLUORESCENT AND INCANDESCENT
- CONSTRUCTION: MASONRY BLOCK CONSTRUCTION
- ROOF: TWO SECTIONS: ONE SHINGLE, ONE RUBBER. 2015 INSTALLATION.

LOCATION ADVANTAGES

- ROADSIDE FRONTAGE
- UTILITIES AT SITE
- EXCELLENT ACCESS TO AREA'S HIGHWAY SYSTEMS
- LOCATED IN THE HEART OF WYOMISSING, IN CLOSE PROXIMITY TO SEVERAL REDEVELOPMENT PROJECTS THAT HAVE REVITALIZED THE LOCAL MARKET

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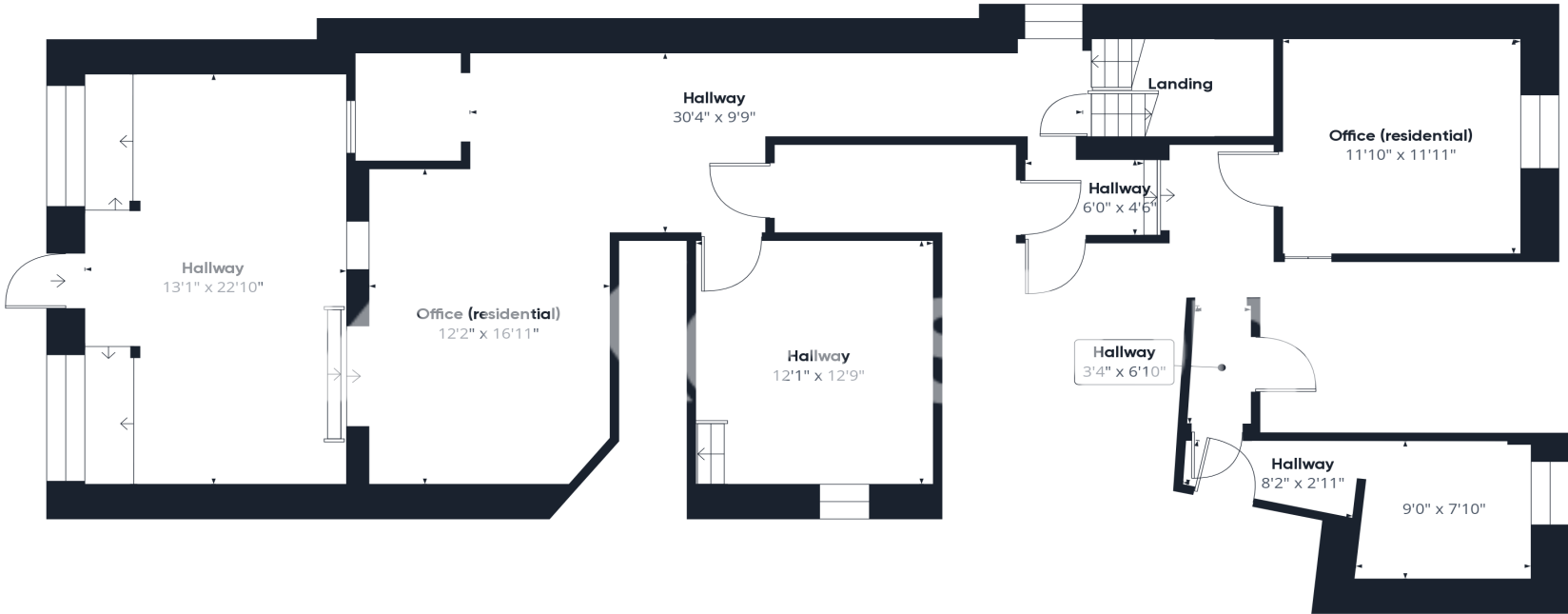
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Approximate total area⁽¹⁾
1197.04 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

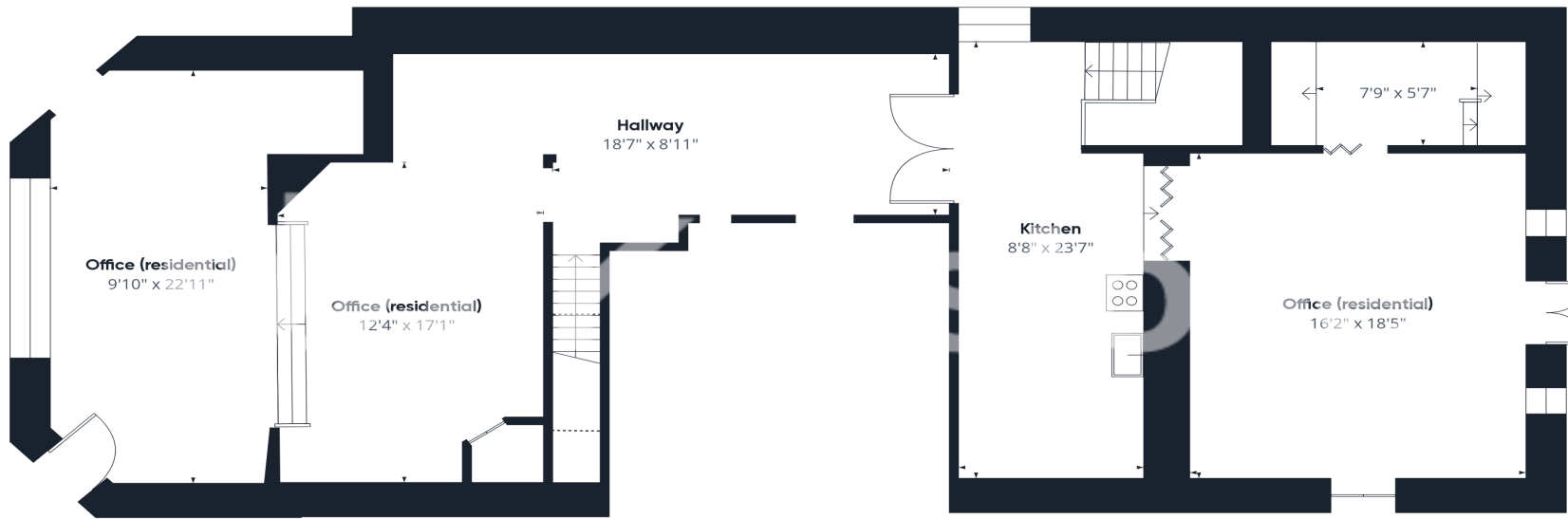
Floor 1

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Floor 2

Approximate total area⁽¹⁾

1226.64 ft²

Reduced headroom

0.45 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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DEMOGRAPHICS
WYOMISSING

EST. POPULATION
5,642

EST AVG HH INCOME
\$113,706

EST TOTAL EMPLOYEES
2,852

EST POPULATION
1 MI | 5,642
3 MI | 66,959
5 MI | 187,811

EST TOTAL EMPLOYEES
1 MI | 2,852
3 MI | 36,627
5 MI | 87,116

EST AVG HH INCOME
1 MI | \$113,706
3 MI | \$92,063
5 MI | \$77,548

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PROPERTY NOTES

THIS 2-STORY STANDALONE BUILDING IS WELL-LOCATED AT THE INTERSECTION OF PENN AVE & PARK ROAD IN THE HEART OF WYOMISSING. THE PROPERTY HAS BEEN IN USE AS A CHIROPRACTIC OFFICE WITH A SECOND FLOOR APARTMENT/OFFICE.

THE FACE OF THE BUILDING BOASTS A VERY LARGE AND RECOGNIZABLE 2ND FLOOR WINDOW, WHICH IS PERFECT FOR DISPLAY AND VERY NOTICEABLE TO PASSING TRAFFIC ON PENN AVE.

THIS IS A UNIQUE OPPORTUNITY TO PURCHASE A BUILDING IN THE DESIRABLE 900 BOCK OF PENN AVE.

PERFECT FOR A PROFESSIONAL-RELATED BUSINESS.

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