



1009 Brooke Boulevard

Reading, Pennsylvania 19607

Property Highlights

- 15,000 +/- SF flex space
- Zoned C-1, Kenhorst Borough
- (3) At grade drive-in doors
- Flexible layout
- Public utilities

Property Overview

Discover the potential of this impressive 15,000 SF +/- flex space located at 1009 Brooke Boulevard, Reading, PA. Built in 1956, this versatile property is ideally suited for a range of business needs. Zoned C-1, it offers ample space for retail uses, repair shops, day-care center, auto service stations, or contractor showroom purposes. The property's flexible layout and prime location in the Reading area make it an attractive end-user opportunity.



Offering Summary

Sale Price:	Call Agent for Details
Building Size:	15,000 SF +/-
Lot Size:	0.58 Acres

For More Information

Brian McCahon

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Location Information

Street Address	1009 Brooke Boulevard
City, State, Zip	Reading, PA 19607
Municipality	Kenhorst Borough
County	Berks

Building Information

Building Size	15,000 +/- SF
Tenancy	Single
Year Built	1956
Roof	Rubber and Shingle
Free Standing	Yes

Sale Price

\$975,000

Property Information

Property Type	Commercial
Property Subtype	Flex Space
Zoning	C-1
Lot Size	0.58 Acres
APN #	54530618318879

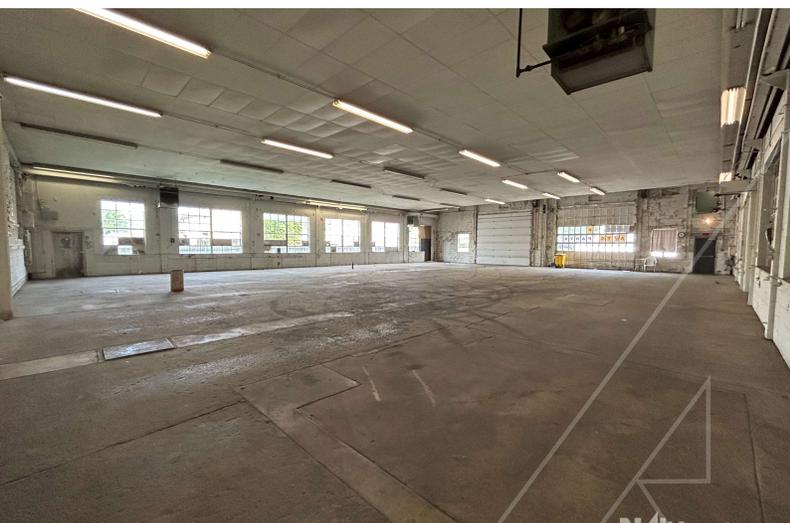
Parking & Transportation

Number of Parking Spaces	12
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Utilities & Amenities

HVAC	Oil and Natural Gas
Water/Sewer	Public
Drive-In Doors	(3) At grade





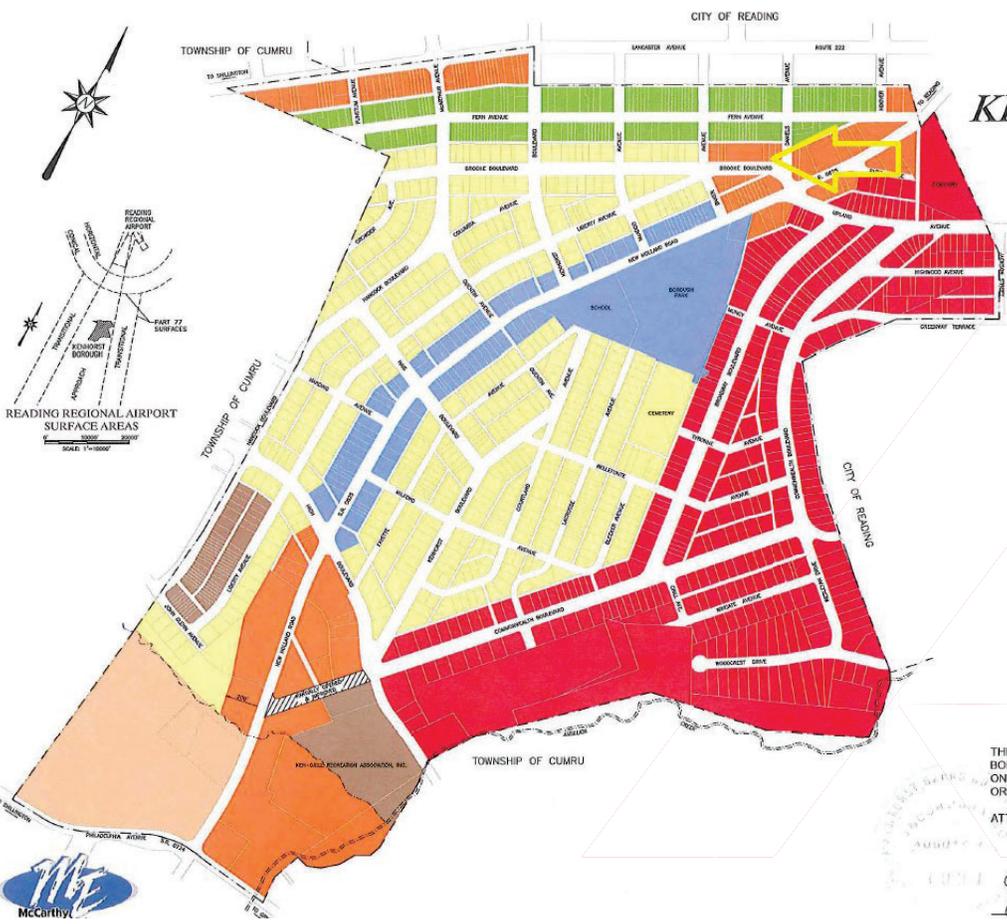
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KENHORST BOROUGH ZONING MAP



- R-1 DISTRICT
- R-2 DISTRICT
- R-3 DISTRICT
- R-4 DISTRICT
- M-1 DISTRICT
- C-1 DISTRICT
- C-2 DISTRICT



THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP OF THE BOROUGH OF KENHORST, ADOPTED BY THE BOROUGH OF KENHORST ON AUGUST 2, 2012, AS PART OF THE KENHORST BOROUGH ZONING ORDINANCE OF 2012.

ATTESTED BY:

Daniel...
PRESIDENT OF BOROUGH COUNCIL

Robert A. Becker

Nicholas...

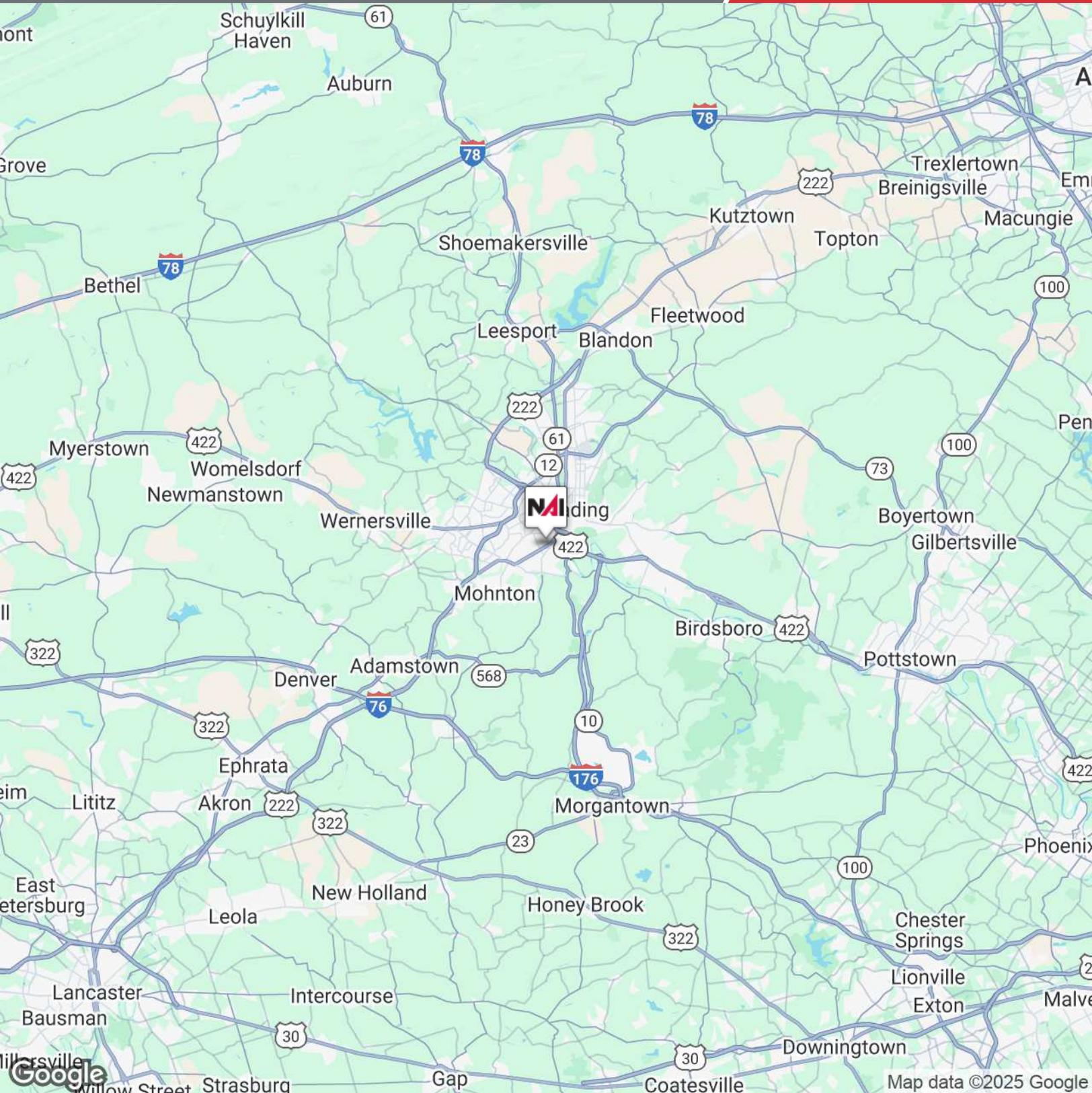


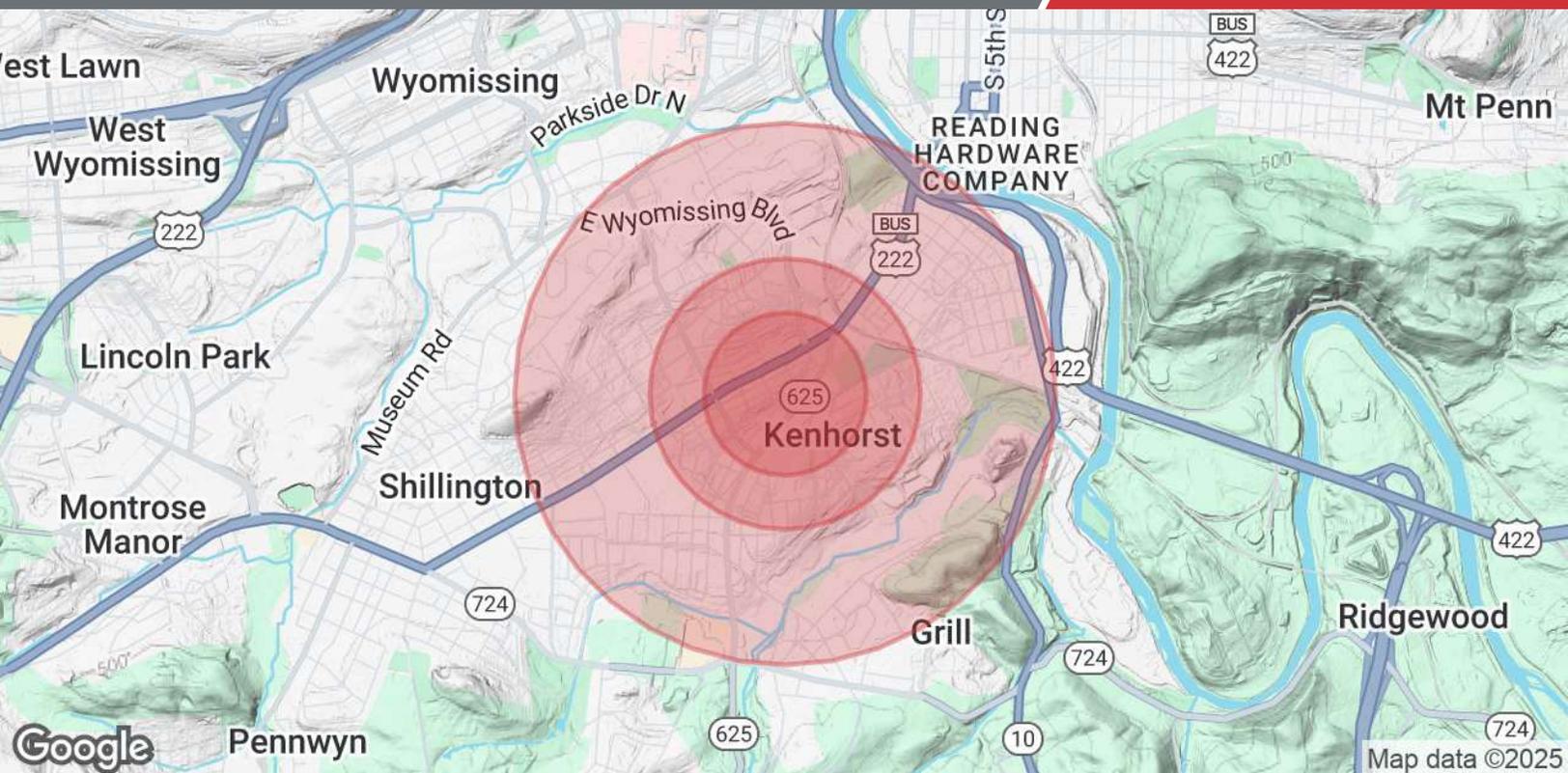
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§ 475-19. C-1 Highway Commercial District.

- A. Purpose. The purpose of the C-1 Zoning District is to provide an area for general commercial land uses which service the needs of surrounding residential communities. The C-1 Zoning District is concentrated around existing commercial land uses that are located along collector and arterial highways within the Borough of Kenhorst. Development which occurs shall be planned to accomplish safe development of highway frontage and to protect major highways as thoroughfares. All uses permitted within the C-1 Zoning District shall be serviced by public sanitary sewage disposal facilities and public water supply facilities.
- B. Uses permitted by right. The following, as a principal use, their accessory uses and no other, are permitted in the C-1 District; provided, that the use, type, dimensional and all other applicable requirements of this chapter have been satisfied:
- (1) Banks, savings and loan associations, and finance companies.
 - (2) Professional or government office or studio.
 - (3) Church or similar place of worship.
 - (4) Funeral home.
 - (5) Municipal use.
 - (6) Personal and household service establishments such as, but not limited to, barber shops, beauty shops, dry cleaning shops, laundromats, repair shops, seamstress and tailor shops.
 - (7) Restaurants and similar types of eating establishments.
 - (8) Retail business establishment such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books (except adult bookstores), carpeting, clothing, dry goods, flowers, food, furniture, hardware, household supplies, lumber, jewelry, machinery, newspapers, office equipment, paint, periodicals, pharmaceuticals, sporting goods, stationery, travel and tobacco.
 - (9) Single-family detached dwelling, subject to the area, yard and height requirements for the R-3 Zoning District, as specified under § 475-16E of this chapter.
 - (10) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- C. Uses permitted by conditional use. The following, as a principal use, their accessory uses and no other, are permitted in the C-1 District when a conditional use is granted by Borough Council, subject to and in accordance with Article VII of this chapter.
- (1) Agricultural uses, subject to § 475-25A of this chapter.
 - (2) Fire station.
 - (3) Public utilities, subject to § 475-48 of this chapter.

- (4) Hotel/motel accommodations.
 - (5) State-licensed nursery school, elementary school, middle school, junior high school, senior high school or day-care center.
 - (6) Mixed commercial/residential.
 - (7) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (8) Unconventional gas operations and related facilities.
- D. Uses permitted by special exception. The following, as a principal use, their accessory uses and no other, are permitted in the C-1 District when a special exception is granted by the Zoning Hearing Board, subject to and in accordance with Article VII of this chapter:
- (1) Commercial car wash.
 - (2) Automobile sales.
 - (3) Automobile service station.
 - (4) Club or lodge for fraternal or social purposes; provided, that the primary activity of such use is not operated for business; and, provided, that the building and services shall be primarily for use of members and their guests.
 - (5) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (6) Nursing home, retirement home, convalescent home, or special care home.
 - (7) Therapeutic massage.
 - (8) Building conversion.
- E. Area, yard and height regulations. Unless otherwise specifically provided for within this chapter, each of the following minimum and maximum dimensional requirements shall apply to each permitted use in the C-1 Zoning District:
- (1) Minimum regulations.
 - (a) Lot area: 8,000 square feet.
 - (b) Lot width: 80 feet.
 - (c) Building setback: 30 feet.
 - (d) Rear yard: 30 feet.
 - (e) Side yard:
 - [1] Total: 20 feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)





Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,117	4,778	15,539
Average Age	41	39	40
Average Age (Male)	39	37	38
Average Age (Female)	42	41	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	437	1,694	5,790
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$91,206	\$80,442	\$82,524
Average House Value	\$203,943	\$179,117	\$188,713

Demographics data derived from AlphaMap