



1500/1520 Mount Laurel Road

1500/1520 Mount Laurel Road
Reading, Pennsylvania 19605

Property Highlights

- (2) Contractor's buildings and (1) apartment
- Public Water, Public Sewer
- Zoned R-4, Muhlenberg Township

Property Overview

This sale consists of three parcels in Muhlenberg Township, Berks County featuring two buildings and an apartment. The units are served by public water/sewer, high efficiency oil heat, and have three over head drive-in doors. Call agents for more details and to schedule a tour.

Offering Summary

Sale Price:	\$375,500
Building Size:	3,311 +/- SF
Lot Size:	0.52 Acres

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	174	359	1,804
Total Population	469	972	4,850
Average HH Income	\$86,379	\$86,380	\$82,058

VIDEO

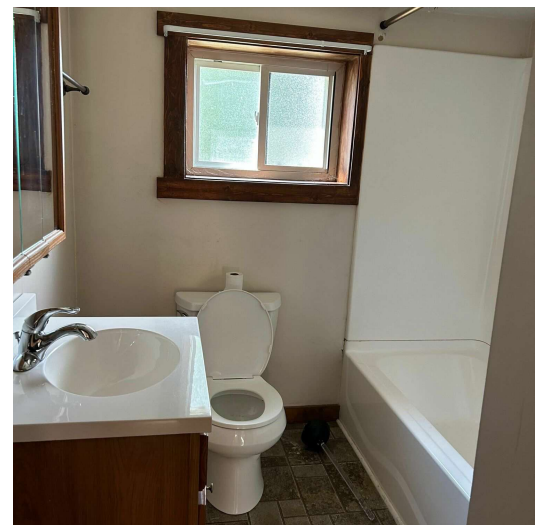
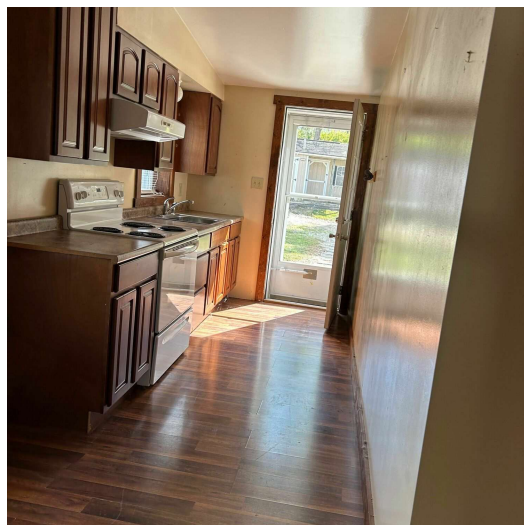
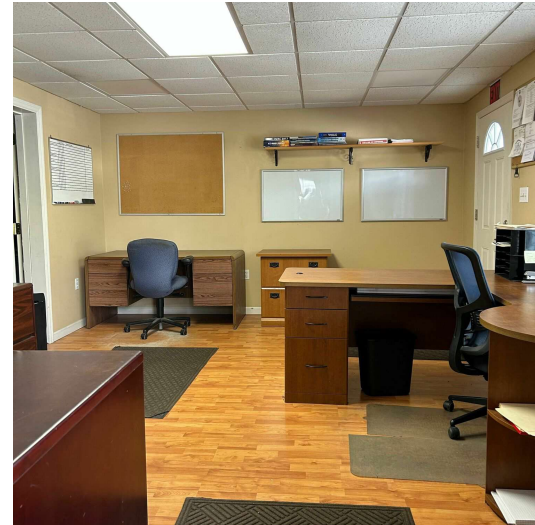
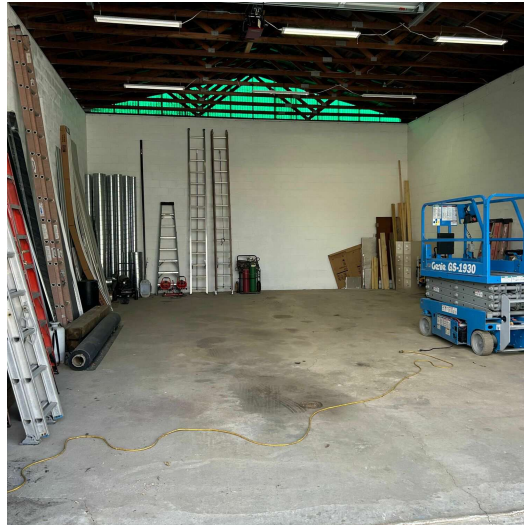
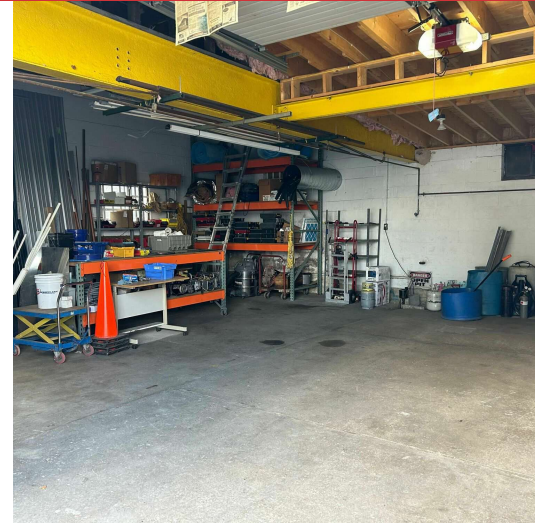
For More Information

John Buccinno, SIOR CCIM

O: 610 370 8508
jbuccinno@naikeystone.com

Brian McCahon

O: 610 370 8510
bmccahon@naikeystone.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

875 Berkshire Boulevard Suite 102
Wyomissing, PA 19610
610 779 1400 tel
naikeystone.com

Sale Price	\$375,500
-------------------	------------------

Location Information

Building Name	1500/1520 Mount Laurel Road
Street Address	1500 Mount Laurel Road
City, State, Zip	Reading, PA 19605
County	Berks

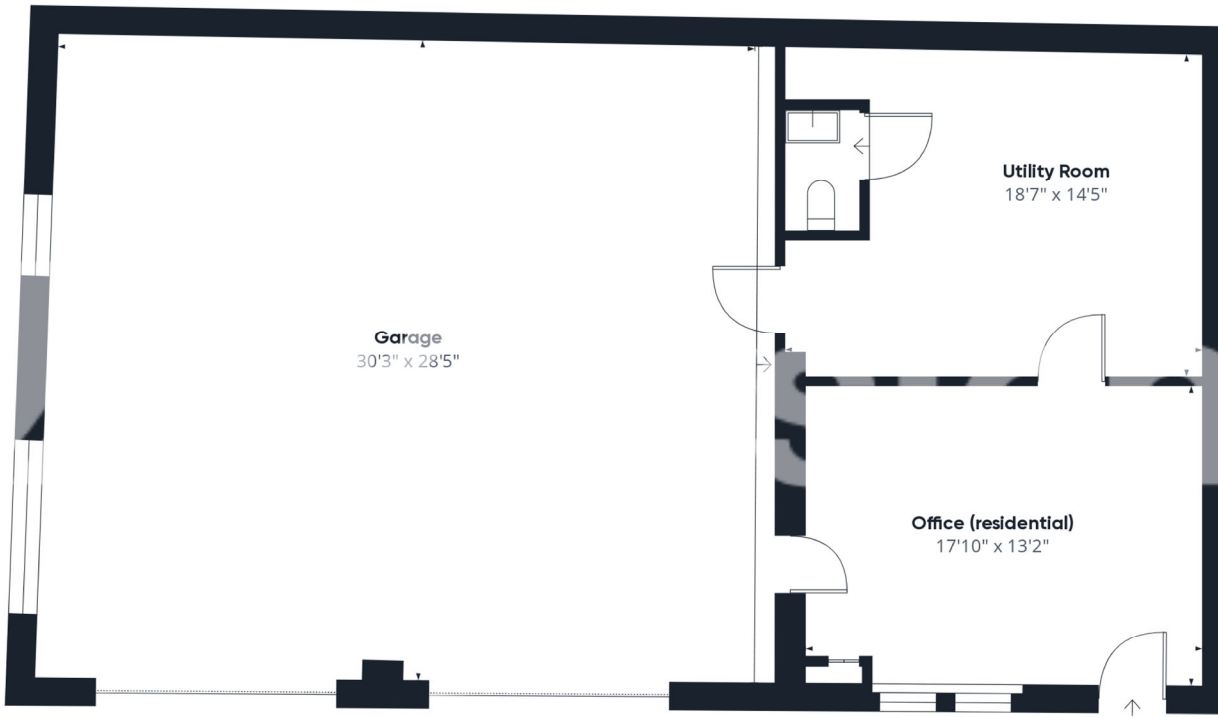
Building Information

Building Size	3,311 SF
Building Class	C

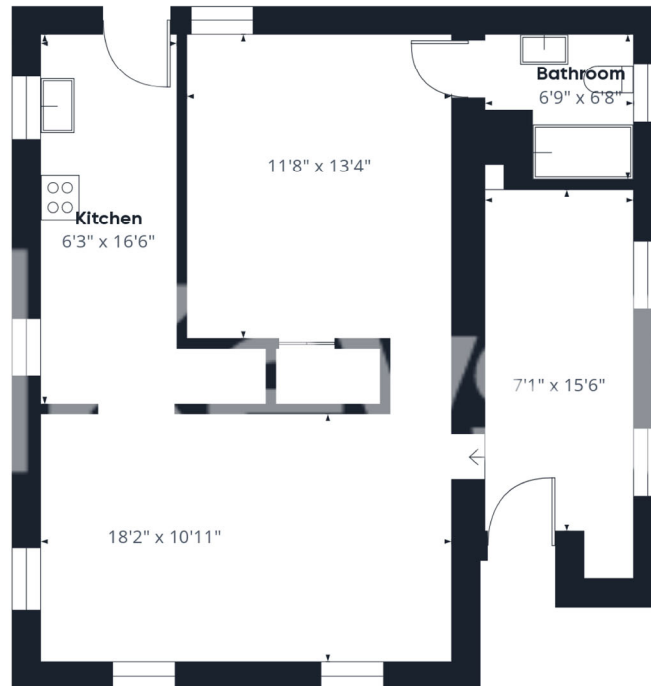
Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	R4
Municipality	Muhlenberg
Lot Size	0.52 Acres
Taxes	\$6,084 (2024)
Acres	0.52
Water/Sewer	Public
Drive-in Doors	Two- 10' x 10' One- 14' x 14'
HVAC	High Efficiency(Hydronic) Oil Heat





Floor 1



Floor 2

Approximate total area

2060.97 ft²

(1) Excluding balconies and terraces

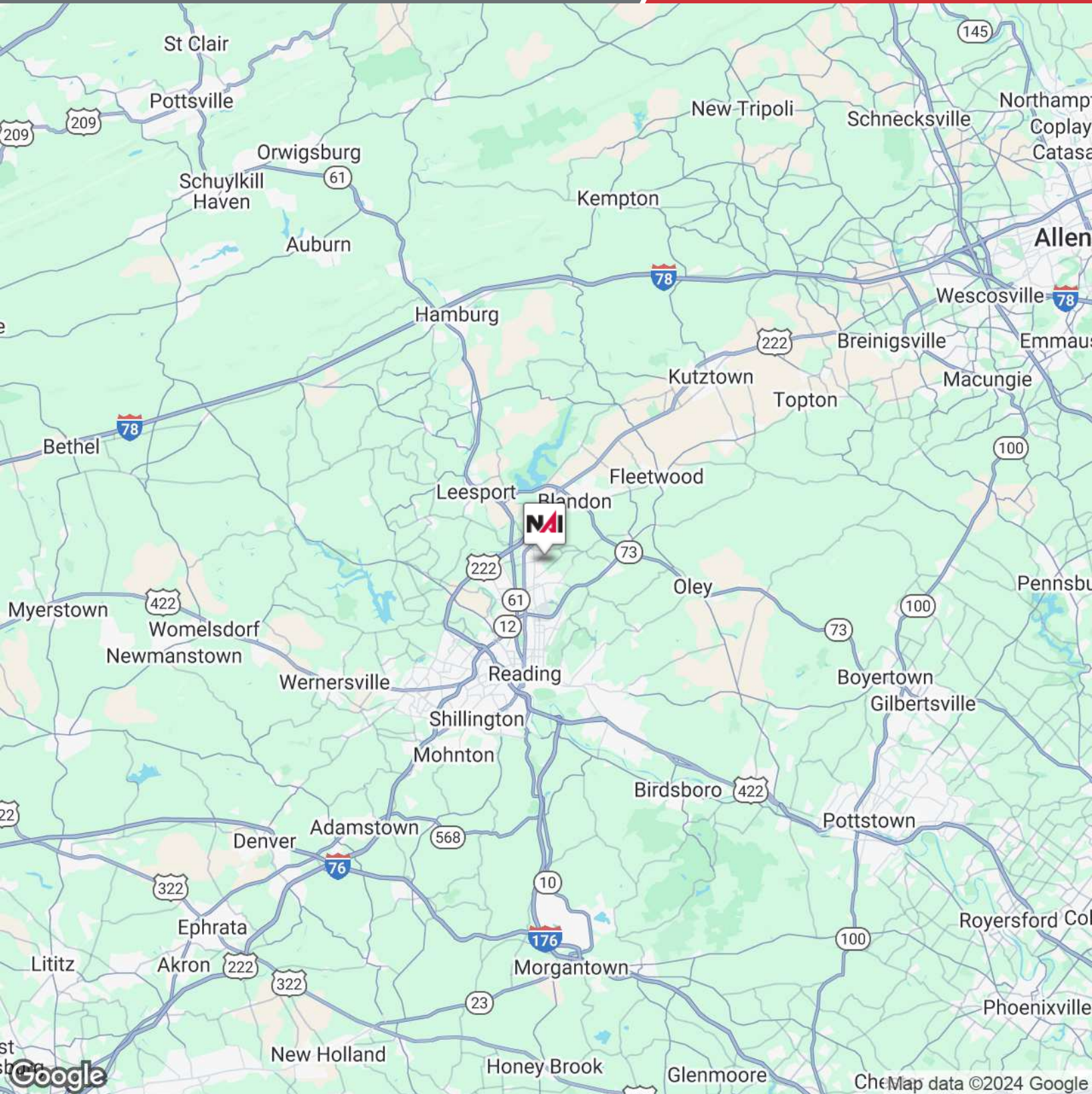
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This plan is for illustrative purposes only.

Calculations are based on RICS standard.

For Sale

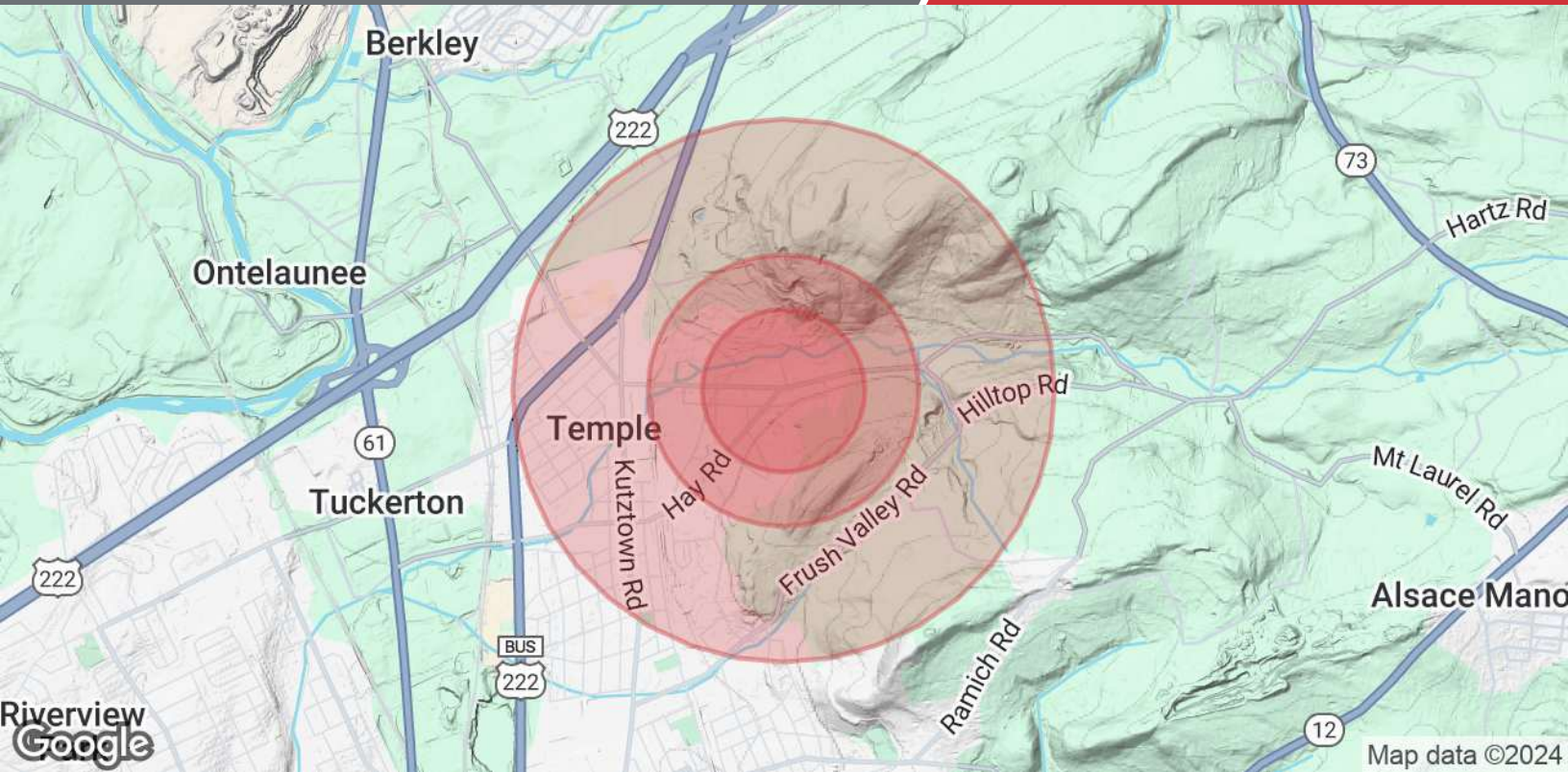
3,311 SF | \$375,500

Office Space



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

875 Berkshire Boulevard Suite 102
Wyomissing, PA 19610
610 779 1400 tel
naikeystone.com



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	469	972	4,850
Average Age	37	37	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	40
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	174	359	1,804
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$86,379	\$86,380	\$82,058
Average House Value	\$191,035	\$191,160	\$194,970

Demographics data derived from AlphaMap