

3103 PAPER MILL RD

READING, PA, 19608



JEFF DUFFY
Principal, Vista Realty
+1 610 574 0442
jeff@vrpnw.com

BEN SOUDERS
Associate, Vista Realty
+1 610 547 6820
ben@vrpnw.com

ROBERT A. FOX
Principal, Fox Commercial
+1 610 496 6303
bobfox@foxcommercial.net

OFFERING
MEMORANDUM
DECEMBER 2024

EXECUTIVE SUMMARY



Offering a wide variety of sports, fitness and entertainment for all ages, BodyZone has become a cornerstone of Greater Berks County over the past 20 years. With over 1,700 annual members and another 2,000 daily users, this 170,000 SF Health and Wellness facility provides the community with a bit of everything. Offering a wide variety of sports, fitness and entertainment for all ages including youth sports and summer camps, adult fitness training, physical therapy and rehabilitation, pickleball, aquatics and a 40,000 SF gym and much more. Ownership in BodyZone is a generational opportunity to further stimulate a rapidly evolving Southern Berks County market with unmatched growth potential.

Vista Realty Partners, LLC in conjunction with Fox Commercial Real Estate Services, Inc. have been engaged by Ownership (the "Owner") as the exclusive Advisors with respect to the sale of 3103 Paper Mill Rd, Reading, PA 19608 (the "Property").

PROPERTY OVERVIEW



170,720 SF

13.883 AC

AMENITIES

- 2 ice sheets
- 2 indoor turf fields
- Indoor pool and 'Endless Pool'
- Basketball court - also used as pickleball courts
- Indoor track
- 40,000 SF gym/training facility with physical therapy and multiple studios used for yoga, pilates, group fitness, etc.
- Various locker rooms & party rooms
- Several unused spaces that used to serve as pro-shop, cafe/restaurant, etc.
- Executive office space on the first floor near main entrance

REVENUE STREAMS



ICE SPORTS

\$850,000 - \$900,000

- Ice Rental
 - Alvernia University Hockey
 - RRYHA
- Public Skating
- Party Rental
- Adult League
- LTS/LTP



WELLNESS & AQUATICS

\$1.5M

- Memberships
- Personal Training
- Swim School
- Aqua Fitness
- Private Lessons
- Pool/Party Room Rental



INDOOR SPORTS

\$700,000

- Court/Turf Rental
- Ultimate Sports
- Special Events
- Leagues/Clinics
- Summer Camps



PHYSICAL THERAPY

\$900,000

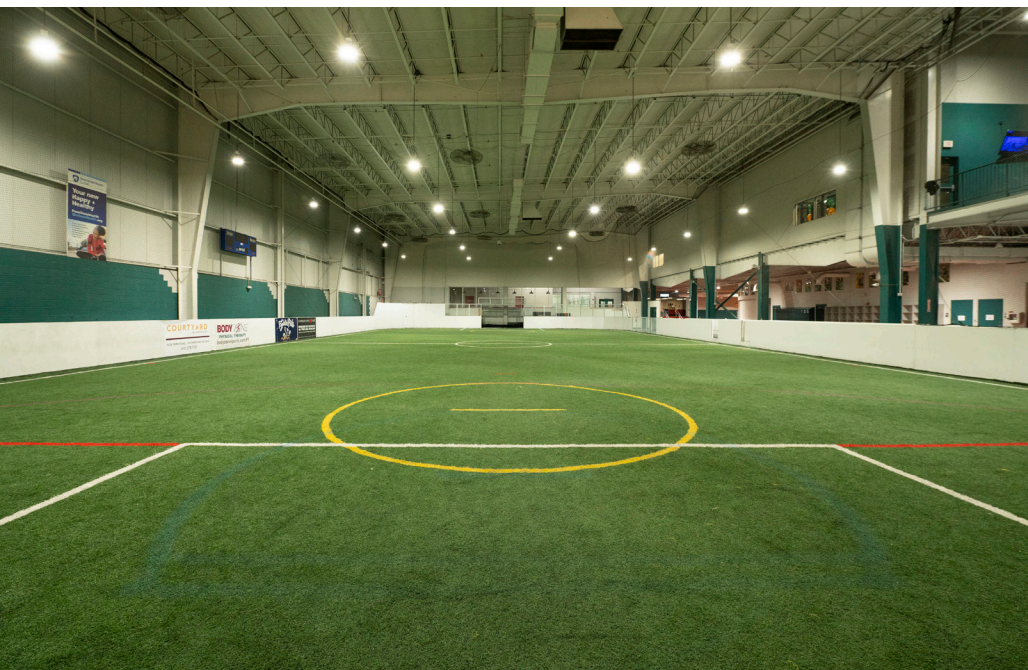
CURRENT LEASES - ALVERNIA HOCKEY LOCKER ROOMS

	Expires	Renewal Options
NCAA Men's Hockey	8-31-2026	One (1) five (5) year renewal
NCAA Women's Hockey	TBD	
Men's Club Hockey	8-31-2028	

INTERIOR PICTURES



INTERIOR PICTURES



INTERIOR PICTURES

