

SALE OR LEASE
270 Friedensburg Road
Reading, PA 19606



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Reading, PA 19606
Mt. Penn Borough, Berks County

For more information, contact
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Property Features

- 5,056 SF of Beautifully appointed Office
- Flexible layout
- Owner open to full or partial lease, or Sale
- Large offices
- Take a Virtual Tour: [https://
tour.giraffe360.com/4e610cdb63c54c938d1f1dba5
db3db69/](https://tour.giraffe360.com/4e610cdb63c54c938d1f1dba5db3db69/)

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FACT SHEET

GENERAL DATA	
Address:	270 Friedensburg Road Reading, PA 19606 Borough of Mt. Penn, Berks County
Property Type:	Office, current use is for a Chiropractor and Wellness Center
PIN #:	5316-08-89-3471
Age:	Original construction in 1965, total top-to-bottom restoration in 2022.
Building Size:	5,056 SF on two floors. Both have at-grade access.
Building Construction:	<p>Roof replaced 5/2023. Wood frame construction with painted PermaStone exterior. Maintenance free aluminum trim, soffit, and fascia. Vinyl siding on eaves. Interior walls and ceiling (8') are painted drywall w/ recessed light fixtures. Ground floor ceiling is set at 7' and has a 2' x 2' grid style ceiling w/ recessed lighting. Flooring is plank laminate with painted base and door / window casing. Windows are maintenance free vinyl double-hung with insulated glass and custom blinds. Most offices / treatment rooms have built-in cabinetry and sinks with Quartz counter tops. Six faux, and two real fireplaces are included. The overall finishes are clean, modern, and very appealing.</p> <p>Newly constructed 18-space parking lot with a 5' high split-face block retaining wall.</p> <p>The building sits on a slight slope that provides at-grade access to be available to both floors. The lower level opens to Friedensburg Road with on-street parking. The upper level is accessed via Endlich Avenue and the main parking lot.</p>
Zoning:	Zoned R-4 per the Joint Zoning Map for Lower Alsace Twp. and Mount Penn Borough (2011). Current use is an approved non-conformance and this status can extend and continue to a new buyer should they have a similar use.
School District:	Antietam School District
FEMA:	In Zone "X", area determined to be outside the 0.2% annual chance floodplain per FEMA Map # 42011CO509G, effective 7/03/2012
Electric:	(2) 200 Amp, 120/240 volt, single phase panels installed, inspected 12/21/2022. Service by Met-Ed, First Energy.
HVAC:	RUUD Ultra, Natural Gas, forced air w/ Air Conditioning. One unit is one-year old, two units are 2-years old. Five (5) window A/C units allow for superior temperature control in the exam / treatment rooms. The main air handlers also have A/C. The units are included.



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Water & Sewer:	Public water and sewer service. Kinteco Water Treatment system is included as well as a water softener. Two 75-gallon Bradford White hot water tanks are on the upper level, and third on the ground floor.
Telecom:	Served by Comcast
Real Estate Taxes:	\$6,676 or \$1.32 per SF (2024)
Parking:	18 spaces on site (3.6 : 1,000) with on-street parking on three sides.
Misc.:	Pylon Sign, illuminated Pushbutton exterior locksets Speaker system for music Washer/Dryer hookup Utility Sink
Excluded Items:	Computers systems, Generator, furniture, tables, art work and area rugs. Furniture, etc. can be negotiated in the Buyer or Tenant needs it.

Link to a Virtual Tour:

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Ground Level



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Main Level



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FIRST FLOOR PLAN



Staff Entrance

Main Entrance

PROPOSED FLOOR PLAN - 1ST. FLOOR.

INCLUDES:

- Waiting Room / Lobby
- Kitchen
- Three Private Offices / Treatment Rooms
- One Staff Bathroom, One ADA Bathroom
- Storage and Mechanical Rooms

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FIRST FLOOR PHOTOS



Reception and Waiting Room



Exam Room / Office (typ.)

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SECOND FLOOR PLAN

Main Parking Lot
18-Spaces + Handicap



PROPOSED FLOOR PLAN - 2ND. FLOOR.

INCLUDES:

- Waiting Room / Lobby
- Kitchen
- Five Private Offices / Treatment Rooms
- Three Bathrooms
- Laundry

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SECOND FLOOR PHOTOS



Reception and Waiting Room



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PHOTOS



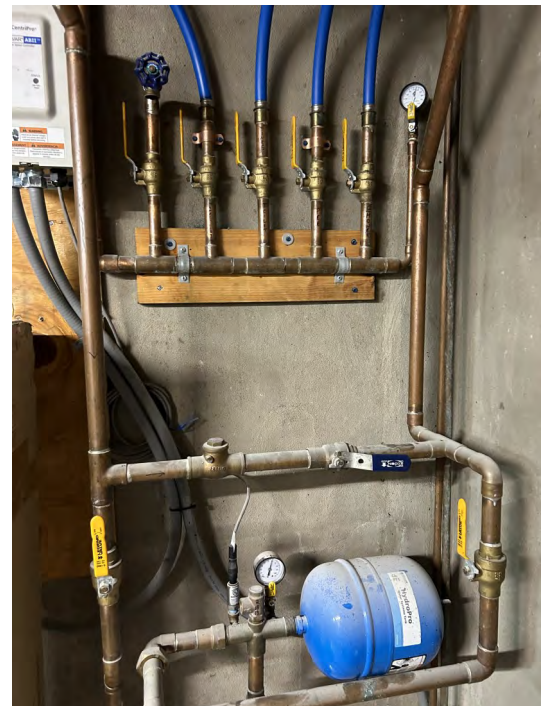
Water Softener



Two 75-Gal Bradford White Electric Hot Water Heaters



Fully Equipped Kitchen



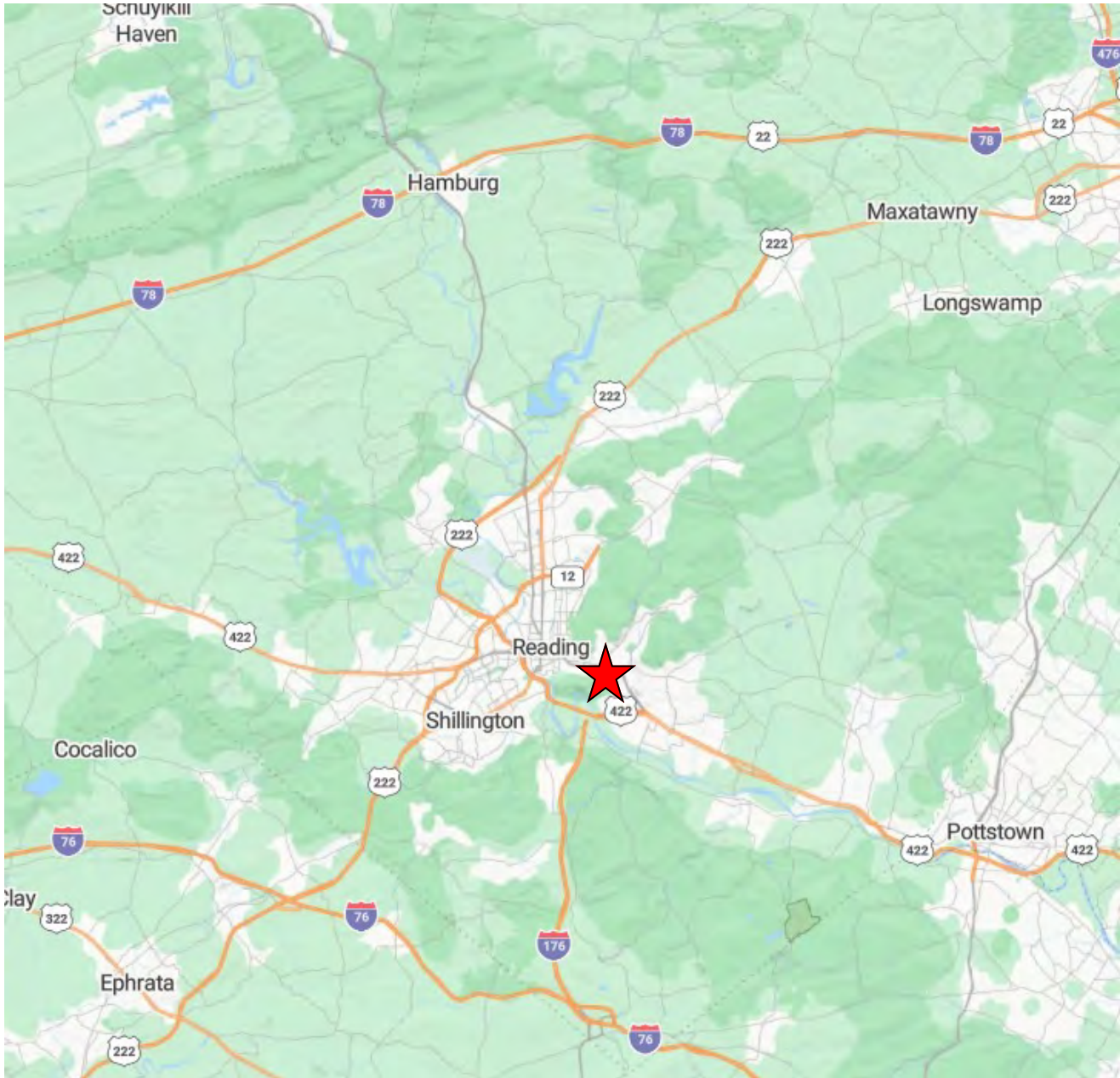
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FAÇADES



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LOCATION



Shipping Center	Mileage	Driving Time
FedEx	2.4 miles	5 minutes
USPS	1.1 miles	4 minutes
UPS	0.5 mile	3 minutes
Restaurants, Banks, Service Locations	.1 to 1 mile	

Major City	Mileage	Driving Time
Business Route 422	0.4 mile	2 minute
Pottstown, PA	16 miles	29 minutes
I-176 Interchange	4.5 miles	10 minutes
Wyomissing, PA	6.6 miles	15 minutes



Mileage and driving times to nearby cities, and shipping centers.