



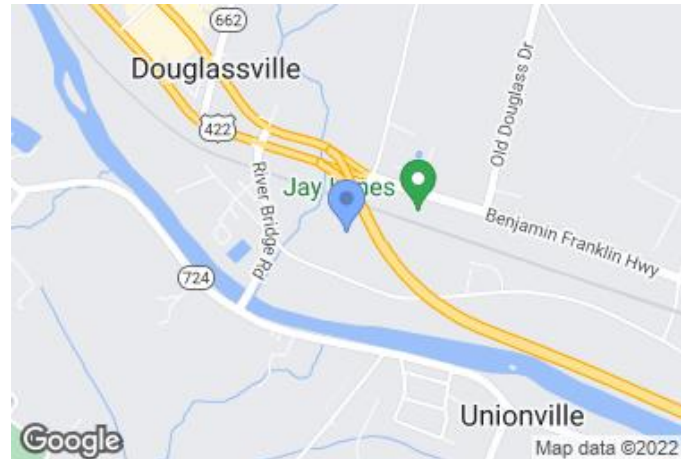
Client Full

231 Old Phila Pi, Douglassville, PA 19518

Active

Commercial Sale

\$1,190,000



MLS #: PABK2022130
Tax ID #: 24-5364-19-60-4998
Ownership Interest: Fee Simple
Sub Type: Industrial
Waterfront: No

Available SqFt: 15,000.00
Price / Sq Ft: 79.33
Business Use: Flex, Storage, Warehouse
Year Built: 1988
Property Condition: Excellent

Location

County: Berks, PA
MLS Area: Amity Twp - Berks County (10224)

School District: [Daniel Boone Area](#)

Taxes and Assessment

Tax Annual Amt / Year: \$20,881 / 2022
School Tax: \$15,694 / Annually
County Tax: \$3,692 / Annually
City/Town Tax: \$1,495 / Annually
Clean Green Assess: No
Municipal Trash: No
Zoning: OFFICE/LIGHT INDUSTRIAL
Tax Book: 141,75

Tax Assessed Value: \$482,200 / 2022
Imprv. Assessed Value: \$402,200
Land Assessed Value: \$80,000
Historic: No
Land Use Code: 3325
Block/Lot: 60 / 4998

Commercial Sale Information

Business Type: Flex, Storage, Warehouse
Property Use: Investment
Net Operating Income: \$54,501
Financial Data Source: Owner

Potential Tenancy: Multiple
Building Area Total: 15,000 / Estimated

Expenses

Operating Expenses: \$33,049
Op. Expense Includes: Landscaping, Other, Sewer, Insurance, Snow Removal

Building Info

Building Units Total: 4
Building Total SQFT: 15,000 / Estimated

Building Classification: Class A
Construction Materials: Brick Front
Roof: Rubber
Total Loading Docks: 1
Total Levelers: 0
Total Drive In Doors: 4

Lot

Lot Acres / SQFT: 5.52a / 240451sf / Assessor

Lot Size Dimensions: 0.00 x 0.00

Ground Rent

Ground Rent Exists: No

Parking

Truck/Trailer Parking Spaces: 1
Car Parking Spaces: 10
Total Parking Spaces: 11

Features: Parking Lot

Interior Features

Interior Features: Accessibility Features: None

Utilities

Utilities: No Cooling; Cooling Fuel: Electric; Electric Service: 120/240V; Heating: Ceiling; Heating Fuel: Propane - Leased; Hot Water: Electric; Water Source: Well; Sewer: Public Sewer

Remarks

Exclusions: Tenants' property4 propane tanks are leased.

Public: Another 422 opportunity. Fully occupied 4-unit flex building. Newer roof, exterior paint, dual grinder pumps, and entrance drive. Interior inspections only w/ purchase offer. Approved plans once existed for a bldg addition. NOI \$56k. Property abutts Rt 422, interchange a couple of turns away. One unit may be under a 60-90 termination so that a user could occupy.. See flyer and virtual video attached by clicking on icons above picture.

Directions

Rt 422 east, just before Rt 422 becomes ltd access hwy, make right onto River Bridge Road, go over RR bridge and make left onto Old Phila Pk. Property on left 1/8 mile. Rt 422 west, left on River Bridge Rd.

Listing Details

Original Price:	\$1,190,000	DOM:	93
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	09/27/2022		
Possession:	0-30 Days CD		
Acceptable Financing:	Cash, Conventional		

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