



Prudential

**Fox & Roach
REALTORS®**

EXECUTIVE SUMMARY:

Executive Offices
49 East Lancaster Avenue
Malvern, Pennsylvania, 19355
Direct 610-306-3933
Office 610-647-2600
Fax 610-993-3257
Email ed.ritti@prufoxroach.com

3933 Perkiomen Avenue, Reading, Berks County, Pa.

- Two level masonry commercial retail building, 25,300 square feet total
- Presently leased to various retail tenants
- Owner occupies approximately 2,000 square feet on the first level and almost the entire ground level (approximately 11,660 square feet)
- 1.66 acres almost entirely impervious coverage
- Zoned – Highway Commercial
- Owner will continue to lease his existing space - or will vacate in whole or in part as a contingency of the sale
- Excellent visibility on a major highway in East Reading area – good sign space
- Stabilized rent roll
- Gross Income - \$197,463.50 plus \$29,977.20 of CAM reimbursements
- Gross Expenses - \$49,741.58
- Being offered at \$1,500,000 (\$59+ per square foot) – cash “as is, where is”
- Inspection require 24 hour notice and supervision – do not walk through without these
- For further information contact –
 - Ed Ritti 610-306-3933 ed.ritti@prufoxroach.com
 - Patrick Milia 610-405-8544 patrick.milia@prufoxroach.com

For comprehensive information on all our listings go to – www.wedodirt.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.



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Land Development
49 E. Lancaster Avenue
Malvern, PA 19355
Ed Ritti – Vice President
Regional Land Director
Direct:: 610-306-3933
Office: 610-647-2600
Fax: 610-993-3257
Email: ed.ritti@prufoxroach.com

List of Primary Contacts

Site Engineer

Stackhouse and Bensinger Inc.
330 Revere Boulevard
Sinking Springs, Pa., 19608
610-777-8000

Architect

David M. Kleckner Architects, PC
P.O. Box 254
Temple, Pa., 19560-0254
610-939-9660

Title Insurance

Trident Land Transfer Company
Alice Young
49 East Lancaster Avenue
Malvern, Pa., 19355
610-408-2175
Alice.young@prufoxroach.com