



BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

Edward Ritti – Vice President
Land Development
100 Deerfield Lane, Suite 140
Malvern, PA 19355
PA Lic. # AB029150L
BHHS-FR – PA Lic # RB061717C

(m) 610-306-3933
(d) 610-993-2741
(o) 610-647-2600
(f) 610-993-3257
ed.ritti@foxroach.com

www.wedodirt.com

EXECUTIVE SUMMARY:

41 Single Family Building Lots, Penn Hills, Bernville, Pa Penn Township, Berks County

- Between East 3rd Street and East 4th Street in Bernville, Pennsylvania
- Phase 3 and 4 of a previous 4 phase development are for sale
- Phase 3 – 9.22+/- acres; Phase 4 – 7.61+/- acres
- Minimum lot size is 10,000 square feet
- According to Owner all permits are in place and current – the developer's agreement and improvement escrow has not been posted
- Road rough grading has been completed
- Proposed roads connect directly with existing streets
- Public water has been installed with sufficient capacity for 41 lots
- Public sewer is available to the site with sufficient capacity to serve 41 lots
- Owner is offering this on an "as is" basis with a quick closing
- The current offering price is substantially below the last asking price
- Listed price is \$738,000
- For further information contact Ed Ritti (610-306-3933) or Bob Wiley (610-739-7404)

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.