



**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:

**167.5+/- Acres including Houses and Commercial Buildings
Amity Township, Berks County, Pennsylvania**

- **Dream Investments RPD Inc. (formerly Merritt's Antiques Inc.) has selected Berkshire Hathaway to list, market and sell their various Real Estate in Amity Township – close to Route 422 corridor with access to King of Prussia / Reading**
- **Amity Township has experienced recent significant residential development with 2 projects under construction and a third development being planned**
- **Property is being farmed and has sections of woods – beautiful views of the Berks County hills – 3 significant houses which are historic but not on any Historic Registry – has utility lines to the site – various commercial use buildings – houses and commercial are presently all leased**
- **BEI has prepared an aerial of the property (4 separate tax parcels) and 2 “as is” plans – attached as exhibits**
- **158.65 acres (243, 351, 353 Geiger Road) - #24-5355-16-84-0403 – zoned RC
 - **One single family house – 3,166 square feet built in 1773 and 1980 with detached bank barn**
 - **One twin house - 3,205 square feet presently built in 1890****
- **4.87 acres, 1860 Weavertown Road - #24-5535-08-98-3567 and # 24-5535-08-98-4485 – zoned RV
 - **Approximately 76,921 square feet of industrial buildings****

- **A – 1.5 story “U” shaped building**
- **Storage and garage**
- **2,187 square feet plus small outbuilding**

- **B – Two story - “clock” storage building – second floor has limited use potential and is not included in the building size calculations**
- **8 foot ceilings on first floor**
- **28,760 square feet**

- **C – Other smaller buildings of various sizes 2,800 + 6,404 + 9,000 + 3,840 +1,250 + 23,870**

- **1.96 acres, 1860B Weavertown Road - #24-5535-04-94-5295 – zoned RV**
 - **Mobile Home – 720 square feet**

- **2.016 acres, 1856 Weavertown Road - #24-5355-08-98-4839 – zoned RV**
 - **4,860 square feet historic house with parking area**

- **Gross annual income – \$216,920 – approximate annual expenses \$80,000**

- **Property is located within the Daniel Boone School District in Southeastern Berks County – 4 schools with approximately 3,100 students**

- **All properties are presently using multiple onsite well and septic systems except for 1856 Weavertown Road**

- **Public water is available to Weavertown Road frontage**

- **Public sewer is available to Weavertown Road frontage – existing 8 inch vitrified clay line at MH-35 with an invert elevation of 335 and feeding the Blacksmith Road pumping station (see exhibits)**

- **Engineer has indicated a portion of the pond area may be in a bog turtle like habitat area – Owners have through the years saw and captured multiple snapping turtles in this pond**

- **Locust Lane is the existing entrance to Merritt Antique Clocks and a private ingress / egress lane providing access to the commercial buildings and a neighboring farmhouse from Weavertown Road**

- The properties are offered as one sale – selling price to be determined by the terms and conditions of the offer – timing is important to Sellers with a preference for a predetermined closing date
- For further information contact Ed Ritti (610-306-3933) or John Matson (610-207-5265)
- **Cooperating Buyer Agents will be compensated by the Buyer**
- **Exhibits –**
 - Title Insurance Policy
 - Title Plan
 - Amity Township zoning ordinance link
 - Aerial map
 - Possible subdivision plan
 - Engineer's letter
 - Public sewer information
 - Public water information
 - Building photos
 - Leases
 - Income and Expense statement
 - Drone photos