

# Commercial - POTTSTOWN, PA



## 000 Old Reading Pike, Pottstown, PA, 19464

Offered at \$8,800,000

Industrial Land - Possible Rail Served This is the former Flagg Brass property, now consisting of 64 +/- acres located in Pottstown Borough and West Pottsgrove Township. It is ESTIMATED that about 25 acres would be useable (the other 35 acres are affected by a current landfill and/ or a FEMA "AE" flood zone). This property is bordered by Norfolk Southern Rail - so rail spur service would be available. The majority of the 28 acres in Pottstown Borough consists of a landfill and a lake. The owner has received closure for the landfill under the guidelines of PADER, Approximately 3 to 4 acres on the western end of the Pottstown Borough land appears to be useable for future development. The Pottstown Borough land is zoned FO (Flex office) The remaining 32 acres is in West Pottsgrove Township and is zoned Industrial, There is a 33,000 +/- SF steel frame building on this portion of the property which is in poor condition and would require major renovations. There is also approximately .7 acre of land fronting on West High Street which is zoned commercial. Current access to the 50 +/- acres is via a 24 foot easement running from Old Reading Pike to the NW corner of the site (in front of 300 Old Reading Pike). The Schuylkill Trail intersects this site and the site is visible from Route 422. Water, sewer, gas and electric are available. Easy access to both Route 422 and Route 100. This property consists of the following tax map parcels: 1600-15352-004; 1600-15352-013; 6400-02368-016; 6400-03841-001 and 6400-03840-803. The total assessments for all 5 parcels is 462,190 and the total taxes for all 5 parcels are \$22,133. It is requested that the listing agent accompany you when inspecting the property. This site can be sold as follows: .7 +/- acre (designated as "C" on the attached site location map) zoned commercial on West High Street in West Pottsgrove Twp at \$200,000 (Seller will retain the right to construct and own one billboard location on this parcel). 14 +/- acres (designated as "B" on the attached site location map) with 50 feet of frontage on Old Reading Pike in West Pottsgrove Township (situated between Route 422 Expressway and the Schuylkill Bike Path) and zoned industrial at \$1,400,000 (seller will retain the ownership to the current billboard that is located on this parcel). 50 +/- acres in West Pottsgrove Twp (zoned Industrial) and Pottstown Borough (zoned Flex Office) at \$7,200,000 (designated as "A" on the attached site location map). Owners will also entertain leasing the property or build to suit for qualified tenants.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

64 acre (lot size)

Built: Unknown year



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