



**1301 Butler Street  
Reading, Pa 19601**

**Guaranteed To Sell If Bid Price Meets or Exceeds \$125,000.00**

Bid price does not include Buyers Premium.

4000 Square Foot Metal Building, Open Span, L Shaped, Concrete Floor,  
with Loading Dock

14 Paved Parking Spaces

Excellent Location - Very High Traffic Area Between Route 12 and Route  
183 - Just off the By-Pass

## Property Data Sheet

**Overview:** High-Visibility corner location at the intersection of Route 12W and Route 183. It has access from Butler St. and Lehigh Street in an area of commercial, industrial and high-density residential development.

**Parcel ID:** 19530738167838

**Zoning:** Zoned R-3 but business has established non-conforming use as retail/office/light industrial.

**Municipality:** City of Reading

**Assessment/Taxes:** Assessments: Land \$55,800; Building \$54,900; \$110,700 Total; Taxes \$4227.52 Total

**Acreage/Footage:** 0.32 acres; 55'on Butler St. 45' on Lehigh St. and 111' on radius corner. 124' alley.

**Adjacent Properties:** Adjacent property to north is residential. Abuts roadways on other three sides.

**Building Size:** 4000SF Total 80X40 and 40X20 joined in "L" Configuration.

**Age:** 64 Years - Built in 1950

**Construction:** Steel Buildings with brick facade; frame partition walls, drop ceilings in office and retail area. Configuration easily modified.

**Ceiling Height:** 12' at Eave; 18' clear-span at center in main Building; 10' drop ceiling in extension.

**lighting:** Fluorescent; mix of 2'X4' troffers in office; 8' hanging fixtures in warehouse.

**Roof:** Corrugated Metal

**Access:** Entrance from Butler and Lehigh Streets, with alley access to side of building.

**Parking:** 14 Paved Spaces

**Doors and Docks:** Loading Dock w/ 6'X8' Swing Doors and Custom Dock Plate; roll-up door separates buildings.

**Sprinkler System:** None

**Security System:** Active Alarm with Reliable Security Solution

**HVAC:** Forced Air Gas Heat; A/C in Office and Retail Areas

**Sewer:** City Sewer

**Water:** City Water

**Electrical:** Met Ed Overhead 120/220/240 SP

**Gas:** UGI

**Traffic Counts and Population Statics Available Upon Request**