

# 2500 Lancaster Pike Shillington, PA 11,139 Square Foot Building For Sale And A 2,150 Square Foot Residential Unit



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LOCATION:	2500 Lancaster Avenue, Shillington, PA. Corner location.
IMPROVEMENTS:	11,139 square foot single story commercial building & 2,150 square foot residential unit on a 1.2 acre lot.
TRAFFIC COUNT:	11,000 cars per day both directions.
SALE PRICE:	\$1,500,000.
TAXES:	\$16,000
NET OPERATING INCOME:	\$80,083. Commercial Tenant has a short term lease that could be extended. Residential Tenant on a yearly lease.
REMARKS:	Strong commercial corridor serving Shillington-Reading market. Very visible, accessible with a large parking lot.



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