

INDUSTRIAL PROPERTY  
FOR SALE

349 BUTTONWOOD STREET |  
READING, PA 19601

**Presented By:**  
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**CAPSTONE**  
COMMERCIAL  
205 W Caracas Ave | Hershey, PA 17033

# PROPERTY OVERVIEW

349 Buttonwood Street | Reading, PA 19601



## PROPERTY DESCRIPTION

This property is currently used as an auto repair shop / tire shop with additional warehouse storage space, at a signalized intersection.

## PROPERTY HIGHLIGHTS

- Signalized intersection
- Highprofile location
- Zoned commercial manufacturing

## OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	0.83 Acres
Building Size:	9,500 SF +/-
APN:	06530766722518 06530766720588
Zoning:	Manufacturing Commercial District
Municipality:	City of Reading
County:	Berks

# PROPERTY DETAILS

349 Buttonwood Street | Reading, PA 19601

Sale Price	<b>\$799,000</b>
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## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	Manufacturing Commercial District
Lot Size	0.83 Acres
APN #	06530766722518 + 06530766720588
Lot Frontage	240 ft

## LOCATION INFORMATION

Street Address	349 Buttonwood Street
City, State, Zip	Reading, PA 19601
County	Berks
Township	City of Reading
Signal Intersection	Yes

## PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	30

## BUILDING INFORMATION

Building Size	9,500 SF +/-
Tenancy	Single
Number of Dock High Doors	1
Number of Drive in Bays	7
Ceiling Height	14 ft
Number of Floors	2
Warehouse %	47.0%
Roof	Rubber
Free Standing	Yes
Number of Buildings	1
Walls	Block
Floor Coverings	Concrete
Exterior Walls	Block

## UTILITIES & AMENITIES

Handicap Access	Yes
Restrooms	2

# PROPERTY IMAGES

349 Buttonwood Street | Reading, PA 19601



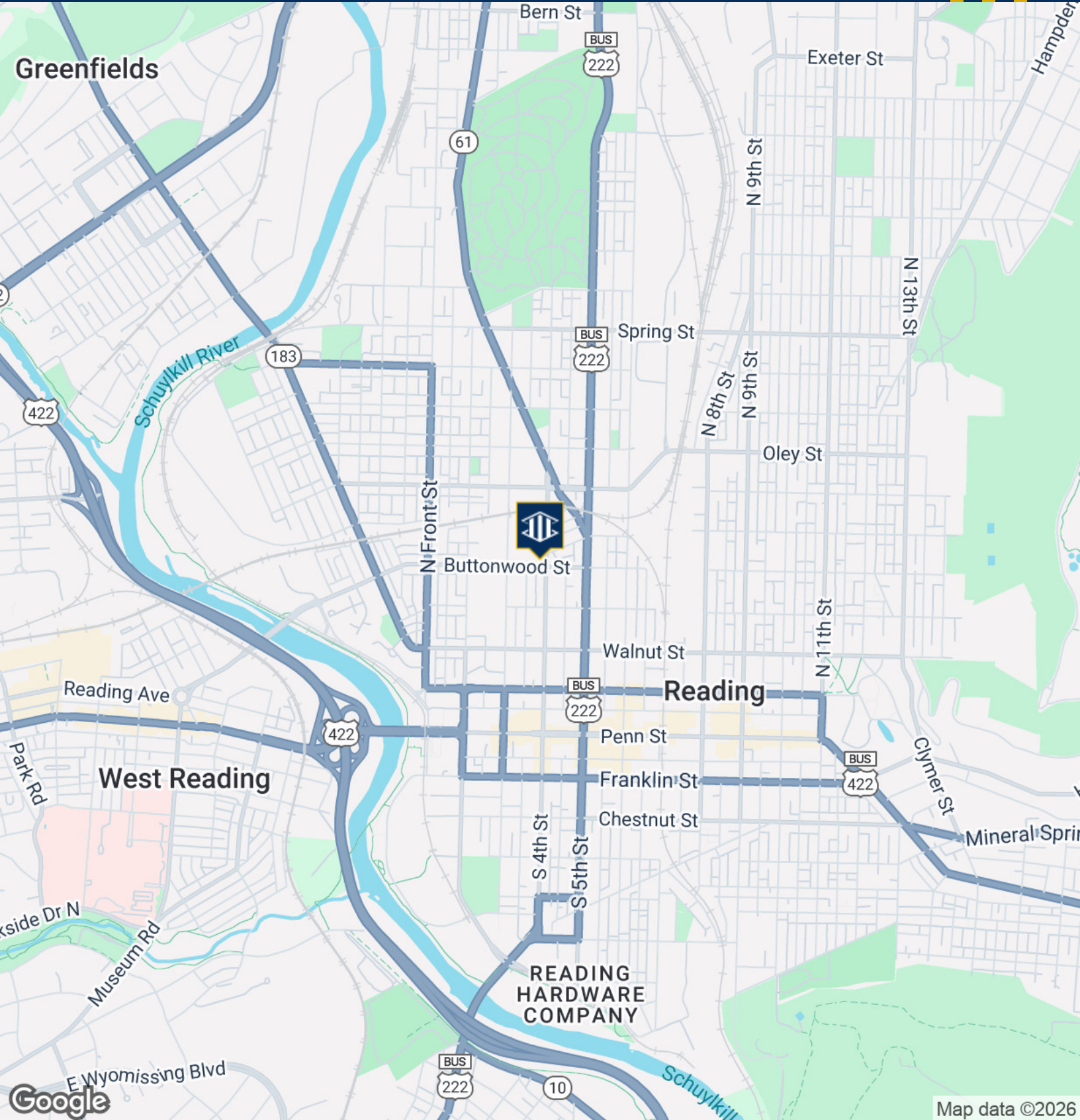
# PARCEL

349 Buttonwood Street | Reading, PA 19601



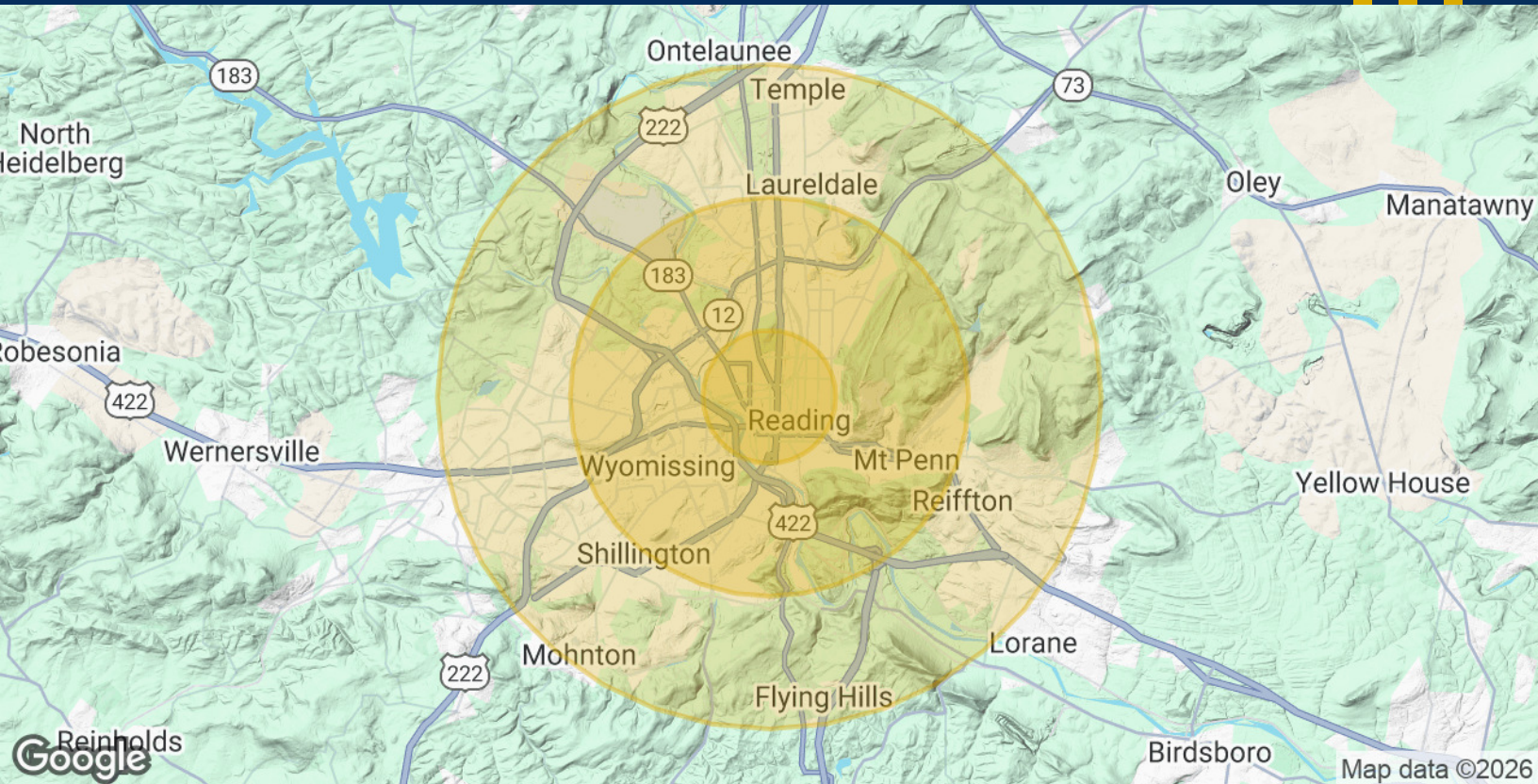
# AREA OVERVIEW

349 Buttonwood Street | Reading, PA 19601



# DEMOGRAPHICS

349 Buttonwood Street | Reading, PA 19601



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	53,772	134,320	210,156
Average Age	35	37	39
Average Age (Male)	35	36	38
Average Age (Female)	36	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	18,753	48,356	78,520
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$52,700	\$70,021	\$84,463
Average House Value	\$121,030	\$169,205	\$210,119

Demographics data derived from AlphaMap

# ADVISOR BIO

349 Buttonwood Street | Reading, PA 19601



Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

## Ida McMurray

### CCIM, SIOR

Principal & Senior Advisor

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Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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# LEGAL

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