

# 1132 Ridge Rd, Pottstown \$1,100,000

AVAILABLE FOR SALE



- 3.2 AC & Commercial Bldgs
- Zoning: Mixed Use
- Tax ID# 20 04 0124
- Taxes : \$12,311 / 2025
- Sewer/Water : On Site / Well

This property offers a unique investment opportunity with multiple income streams. The seller has obtained township approval to construct a 5,000 SF warehouse-style building, bringing the total to three potential income-producing structures. Currently, there is a 7,152 SF Building that was a school house then the district court. Full-size basement as well. The second building is 3,520 and consists of 4 -Garages, with powder rooms and heaters. Since acquiring the property, the owner has made significant upgrades, including the installation of new heating systems and central air, a new septic system designed to support both the existing buildings and the proposed 5,000 SF warehouse, and a new buried propane tank. The upstairs of the main front building has also been fully remodeled. New Electric. Powder rooms added to units in the rear garage. The property is currently 100% occupied, with manageable lease terms that provide flexibility for a potential owner-occupant. Existing tenants have expressed interest in remaining, though all tenancy arrangements will be subject to the new owner's plans. All buyers are responsible for independently verifying the details of the listing. If desired, the seller is open to discussing the construction of the approved 5,000 SF warehouse as part of the transaction.



INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED



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## **Income and Expense for 1150 Boot Rd**

### **Building 1 Approximately 6,000 SF consisting of 4 Units**

Unit 1 approx. 3,000 SF	\$2,200 / mnth
Unit 2 approx. 1,500 SF	\$1,300 / mnth
Unit 3 approx. 1,500 SF	\$1,700 / mnth
Unit 4 approx. 1,500 SF	\$1,300 / mnth

### **Building 2 Approximately 14,500 SF consisting of 3 Units**

Unit 1 approx. 6,000 SF	\$4,000 / mnth
Unit 2 approx. 6,000 SF	\$4,250 / mnth
Unit 3 approx. 2,500 SF	\$1,500 / mnth

### **Building 3 Colonial House Office 1 Unit**

Unit 1 approx. 1,000 SF	\$500 / mnth
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**Total Monthly Rent \$16,750 x 12 months = \$201,000**

### **Expenses (Yearly)**

Taxes	\$19,870
Insurance (estimated)	\$4,000
Vacancy (estimated 2%)	\$3,900
Repairs (estimated 2%)	\$3,900
Total	\$31,670
Total Yearly Expenses	-\$31,670

**Net Operating Income \$169,330**