

# 47 ACRES FOR SALE



1628 Berks Rd and 1600 Potshop Rd, Norristown, PA 19403

- 3 Acre Contractor Facility w/ 7,000 SF
- 44 Acres Agriculture
- 45,000 SF Clear Span Building – Leased
- 3 houses, 2 Apartments, 5 Barns
- 110 Additional Acres Available

[Click to watch our  
drone video](#)



**BILL MCGEEHAN**

O) 610-630-3700

C) 484-354-5880

bmcgeehan@continentalrealty.com



## Property Description



Exceptional multi-use property offering a rare combination of industrial, agricultural, equestrian and residential assets across 47+ acres. The site features a 3-acre contractor facility with a 5,000 SF and 2,000 SF garage, 2 acres of outside storage and a 2,400 SF home.

Adjoining the contractor facility is the 44-acre “Our Farm” property, featuring a 45,000 SF clear-span indoor riding ring currently leased to a quality tenant, providing immediate income with the flexibility for future owner occupancy.

This parcel also features 2 houses, including the original farmhouse which has 7 bedrooms, and 6,600 SF with the latest addition constructed in 1992. Additionally, there’s 2 apartments, 5 barns, outdoor riding ring, 2 acre parking lot and a +/- 130 horse stalls. There’s also 110 acres available for lease, if necessary.

Great location near Blue Bell in Montgomery County with scenic views of the Philadelphia skyline and quick access to Routes 76, 476, 73, and 202. Asking \$4,500,000. Call for more info.

## Property Details



- **12 Structures**
- **47 Acres**
- **85,000+ SF**
- **+/- 130 Horse Stalls**
- **Private Pond**
- **Our Farm Parcel is Conserved**
- **Worcester Township**
- **Zoned AGR**
- **Public Utilities Nearby**
- **Annual Tax: \$61,609**
- **Tax ID#'s: 67-00-02797-007 and 67-00-00247-505**



# Photos



# Location Map

