

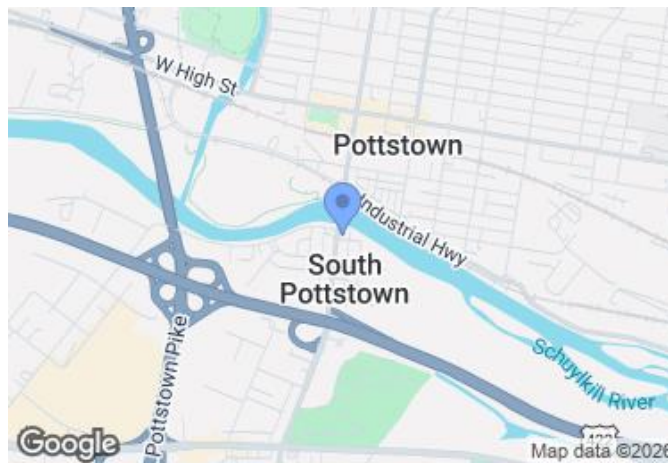
Client Full

57-59 Schuylkill Avenue, Pottstown, PA 19465

Active

Commercial Sale

\$724,500



Recent Change: **06/29/2026 : DOWN : \$725,000->\$724,500**

MLS #:	PACT2092268	Available SqFt:	7,832.00
Tax ID #:	17-03D-0106	Price / Sq Ft:	92.51
Ownership Interest:	Fee Simple	Business Use:	Other, Other/General Retail, Parking Garage, Parking Lot, Professional, Recreation, Restaurant/Bar, Storage, Warehouse
Sub Type:	Industrial		
Waterfront:	Yes	Year Built:	1950
Views:	Other, Water	Property Condition:	Good

Location

County:	Chester, PA	School District:	Owen J Roberts
MLS Area:	North Coventry Twp - Chester County (10317)		

Waterfront / Water Access

Water Access:	Yes	Water Body Name:	Schuylkill River In Chester County
Navigable Water:	Yes	Water Body Type:	River
		Water Frontage in FT:	50

Association / Community Info

Property Manager:	No	Association Recreation Fee:	No
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Taxes and Assessment

Tax Annual Amt / Year:	\$9,852 / 2024	Tax Assessed Value:	\$227,520 / 2024
School Tax:	\$8,071 / Annually	Imprv. Assessed Value:	\$224,250
County Tax:	\$1,035 / Annually	Land Assessed Value:	\$3,270
City/Town Tax:	\$746 / Annually	Historic:	No
Clean Green Assess:	No	Land Use Code:	C80
Municipal Trash:	No	Block/Lot:	0106
Zoning:	C2 AND I2		
Zoning Description:	Industrial zoning, manufacturing and processing. Ideal for brewery!		

Commercial Sale Information

Business Type:	Other, Other/General Retail, Parking Garage, Parking Lot, Professional, Recreation, Restaurant/Bar, Storage, Warehouse	Potential Tenancy:	Multiple
		Building Area Total:	7,832 / Assessor

Unit 1:

Level:		Finished SqFt:	Contiguous Space
Occupied:	No	Lease Type:	Lease Exp:
Monthly Rent:		Security Dep:	Projected Mo Rent
Features:			

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Features:

Finished SqFt:
Lease Type:
Security Dep:

Contiguous Space
Lease Exp:
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Building Info

Building Total SQFT: 7,832 / Assessor
Foundation Details: Concrete Perimeter

Construction Materials: Aluminum Siding, Brick, Concrete
Flooring Type: 3000+ PSI, Carpet
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 4

Lot

Lot Acres / SQFT: 0.31a / 13531sf / Estimated
Views: Other, Water
Fencing Y/N: Yes

Lot Size Dimensions: 150 x 300
Road: Boro/Township
Lot Features: Level, Open, Other, Partly Wooded, Rear Yard, SideYard(s)
Tax Opportunity Zone Y/N: No

Ground Rent

Ground Rent Exists: No

Parking

Truck/Trailer Parking Spaces 2
Car Parking Spaces 6
Total Parking Spaces 8

Features: Driveway, Parking Lot

Interior Features

Interior Features: Accessibility Features: None; 24 Hour Security, Exterior Cameras, Main Entrance Lock, Security System; Door Features: French

Utilities

Utilities: No Cooling; Cooling Fuel: None; Heating: Baseboard - Electric, Forced Air, Other; Heating Fuel: Electric, Natural Gas, Oil; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Public: Prime Industrial Building For Sale along the Schuylkill River in Chester County, PA with 1,600 sq. feet of indoor retail space and unlimited outdoor seating space! This location neighbors baseball and pickleball fields and basketball courts, there is a tremendous amount of community awareness! Consider the plans on file for a multi-story condominium building with stunning views of the Schuylkill River just minutes from the revitalized town of Pottstown which offers easy access to local amenities, transportation and it's a growing community with a strong demand for modern housing! Envision "A brew for all seasons!" Unlock the potential of this unique building, ideal for a brewery. Situated in a high-visibility location, this property was designed for brewing operations, featuring expansive production space, high ceilings, and the ideal interior character tailored to craft beer, distilling, or food and beverage ventures. This exceptional industrial property, located along the scenic Schuylkill River in Chester County, PA, offers a rare opportunity for the business owner. If you are seeking a water front location within North Coventry Township, over the bridge along the Schuylkill River look no further. The space and versatility of this property is limitless. Situated on a generous lot, this property features an expansive warehouse with high ceilings, multiple garages, private offices, reception area with a private entrance, and a robust infrastructure to support business operations. Many wonderful highlights await you at 57-59 Schuylkill Avenue. Public utilities, wood burning stove, year round usage, water front setting, breathtaking views and landscaping, neighbors a boat ramp, ball fields, hiking and biking trails, kayaking, within minutes of shops and municipal buildings. Nestled along the water's edge, this breathtaking property offers a rare combination of natural beauty and expansive views stretching across the water, offering peaceful sunrises and golden sunsets that reflect beautifully off the surface. Picturesque bridge views await you in the rear of the property. The landscape is adorned with vibrant wildflowers that bloom throughout the seasons, creating a stunning backdrop of color and tranquility. The rear of the property is illuminated in the evening with lights that grab the local passerby's attention. The ambiance is irreplaceable, giving your future customers a place to kick back and relax with live music and house made brews. Convenient access to major highways, including Route 422, Route 724, and the Pennsylvania Turnpike, the property ensures seamless transportation and distribution capabilities. The riverfront setting offers a unique work environment, natural setting and so much potential. Bring your vision and your dream to 57-59 Schuylkill Avenue! Seller is willing to 1. finance the purchase for a qualified buyer, 2. a lease to purchase for a qualified buyer, 3. consider township - government approvals as contingency. Whether you're looking to

invest in a prime industrial asset, or repurpose the space for a new vision, this property presents an outstanding opportunity in a growing economic corridor in a prime location. Schedule a private tour today!

Directions

Route 100 Pottstown Pike to right on South Hanover Street to right on Schuylkill Avenue,

Listing Details

Original Price:	\$1,200,000	Previous List Price:	\$725,000
Sale Type:	Standard	DOM:	476
Listing Term Begins:	02/28/2025	Lease Considered:	No
Possession:	Negotiable	Seller Concessions:	No
Acceptable Financing:	Conventional		



Staged Boat Company - Oh the Potential!



Staged Brewery -Cheers!



Staged Riverfront & River Walking Condos - Home!



Staged Motorcycle Company - Revvvv it Up!



Staged Mechanics Shop for Boats, Jet Skis.



Not Staged.



Multiple Purchase Options. Drone Aerial View.



Aerial view - Priceless waterfront!



Property has Neighboring Boat Slip.



Aerial view.



Staged Mechanic Shop Interior Photo.



Not Staged Interior.



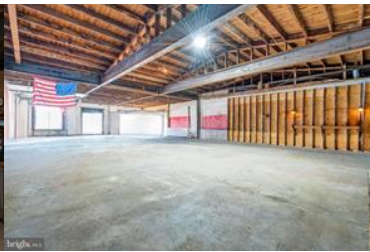
Staged Truck Mechanic Area.



Not Staged 18 Wheeler Garage Bay Door.



Staged Truck Automotive
Showroom Retail Allowed!



High Ceilings! Not Staged.



Full of Character!



Drone View.



Bridge View.



Staged Manufacturing Room -
Time to Assemble!



Not Staged Manufacturing Room.



Staged Manufacturing Room View
2.



Not Staged Manufacturing Room
View 2.



Staged Manufacturing Room View
3.



Not Staged Manufacturing Room
View 3.



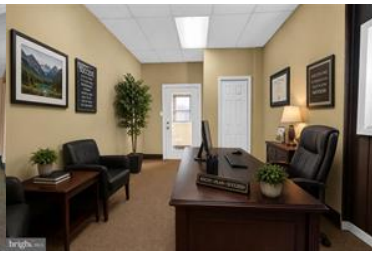
Entrance to Reception,
Conference Room and Offices



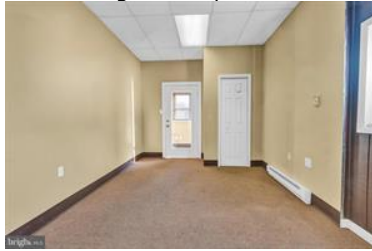
Staged Reception Room.



Not Staged Reception Room.



Staged Private Office.



Not Staged Private Office.



Staged Conference Room.



Not Staged Conference Room.



18 Wheeler Garage Bay Side View.



18 Wheeler Garage Bay Side.



Potential for Condominium Building Parking Garage.



Potential Brewery on the Water.



Potential Auto Building w/Schuylkill River View.



View from Rear & Boat Slip.



Spring Time Bridge View.



Oh the View!



Rear View.





One of the Seller's Favorite Views. Staged Condo High Rise Photo

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