



57 Schuylkill Ave

57 Schuylkill Ave, Pottstown, PA 19465



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57 Schuylkill Ave

\$724,500

Bring your vision! 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...

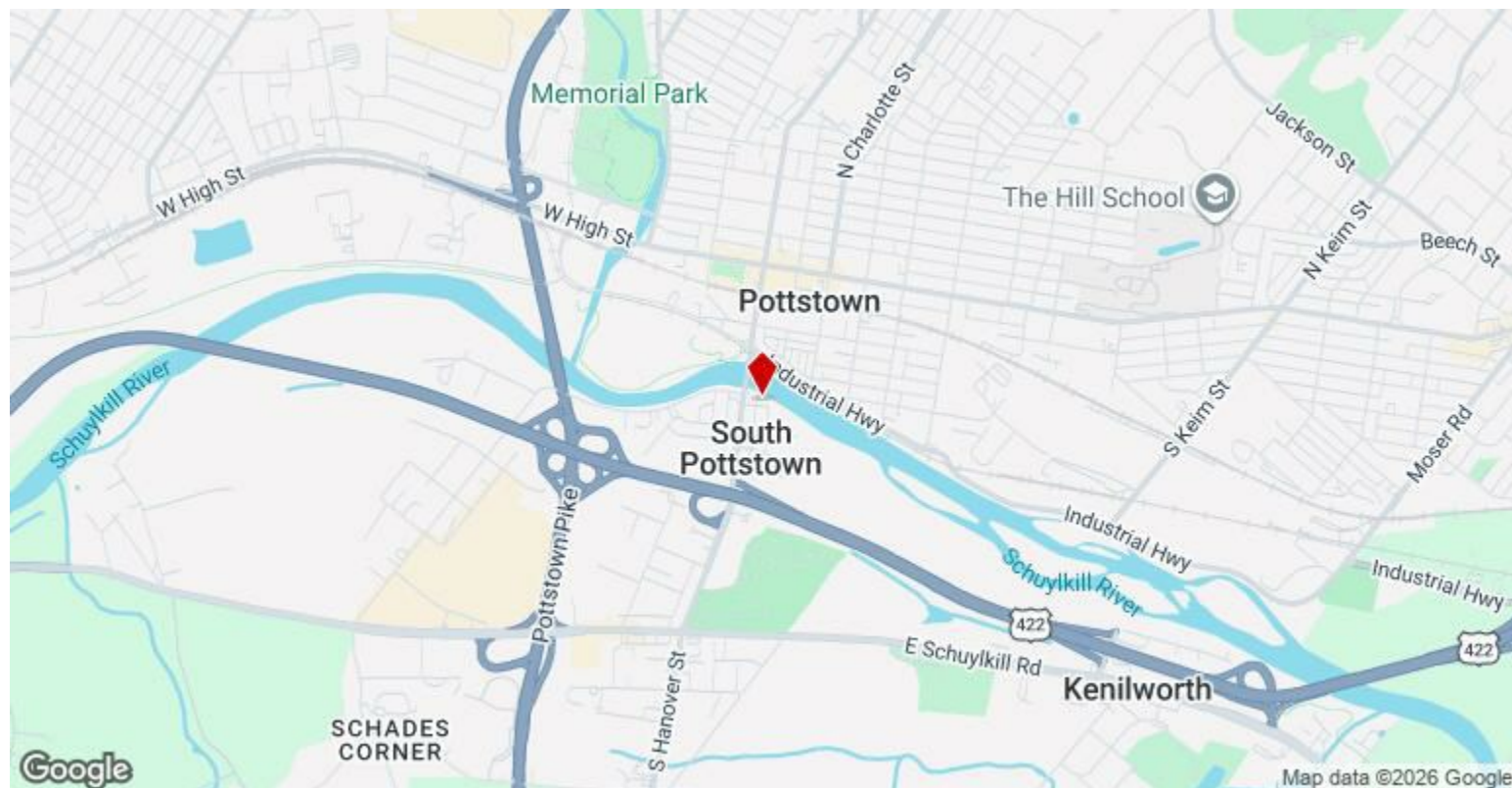
- Prime waterfront industrial building with private parking
- Expansive warehouse with high ceilings, high ceiling garages
- Multiple garages, private offices, reception area



Price:	\$724,500
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.31 AC
Gross Building Area:	8,013 SF
Rentable Building Area:	7,832 SF
No. Stories:	1
Year Built:	1950
Tenancy:	Multi
Clear Ceiling Height:	14 FT
No. Drive In / Grade-Level Doors:	3
Zoning Description:	I 2
APN / Parcel ID:	17-03D-0106.0000

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Identity Sign Group	-	



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Property Photos



Staged Riverfront Brewery



Staged Boat Kayak Jet Ski Garage

Property Photos



Property Photos

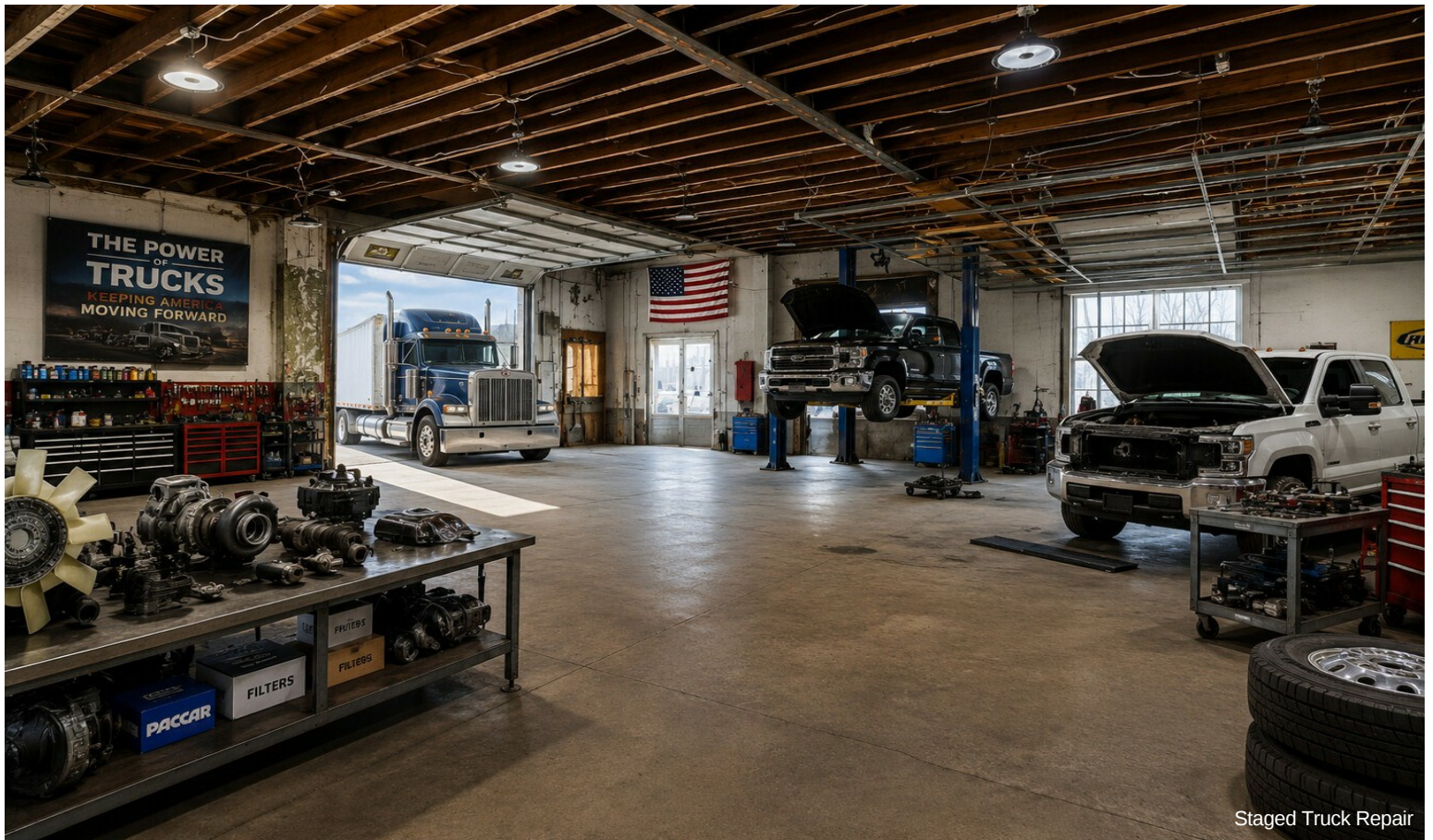


Retail Allowed! Staged Truck Parts Showroom



Staged Electronics Manufacturing Room

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Drone Photo



Staged Above

Property Photos



Property Photos



Staged Above

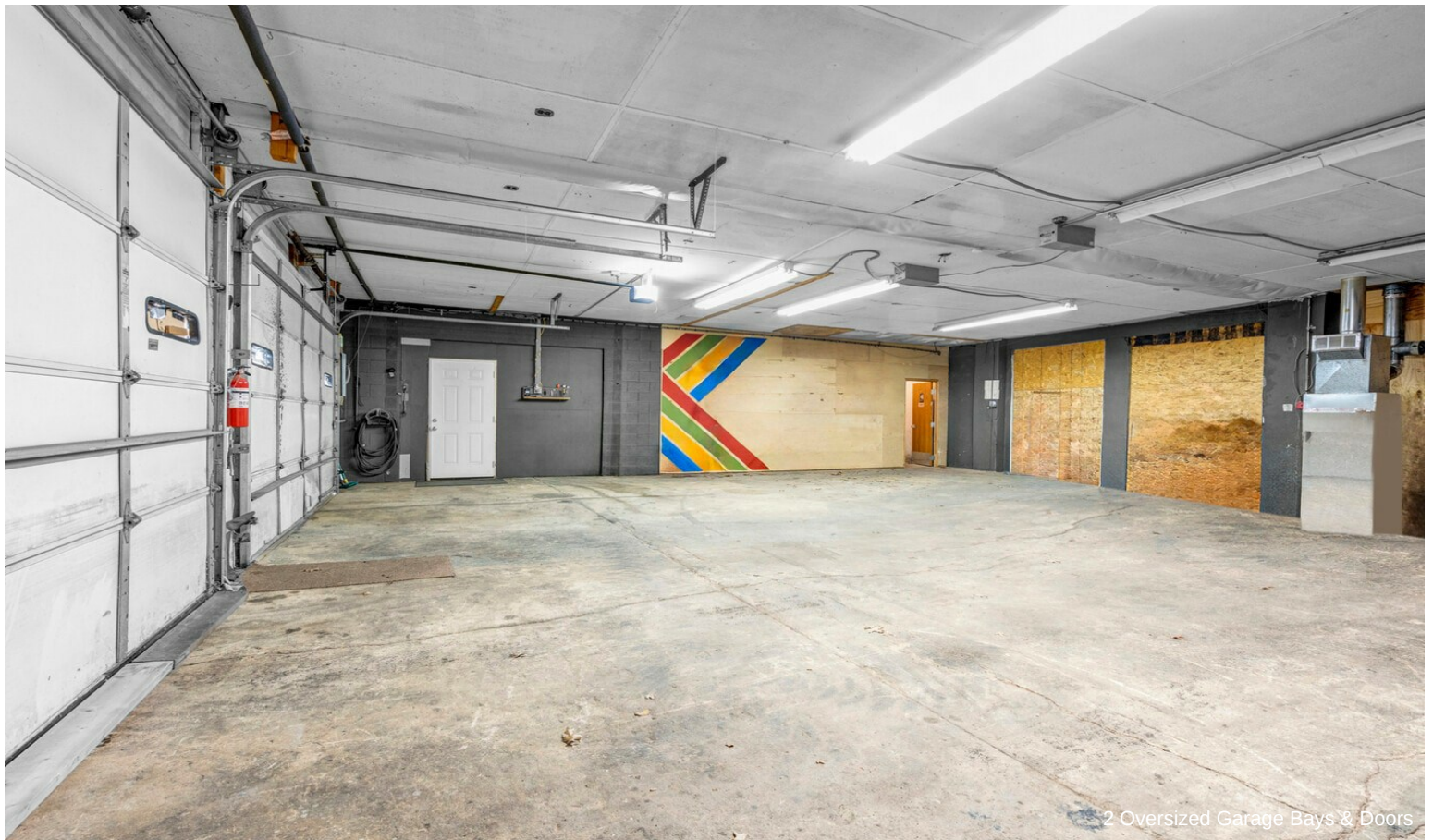


Manufacturing Assembly Room Staged Above

Property Photos



Manufacturing Assembly Room Staged Above



2 Oversized Garage Bays & Doors

Property Photos

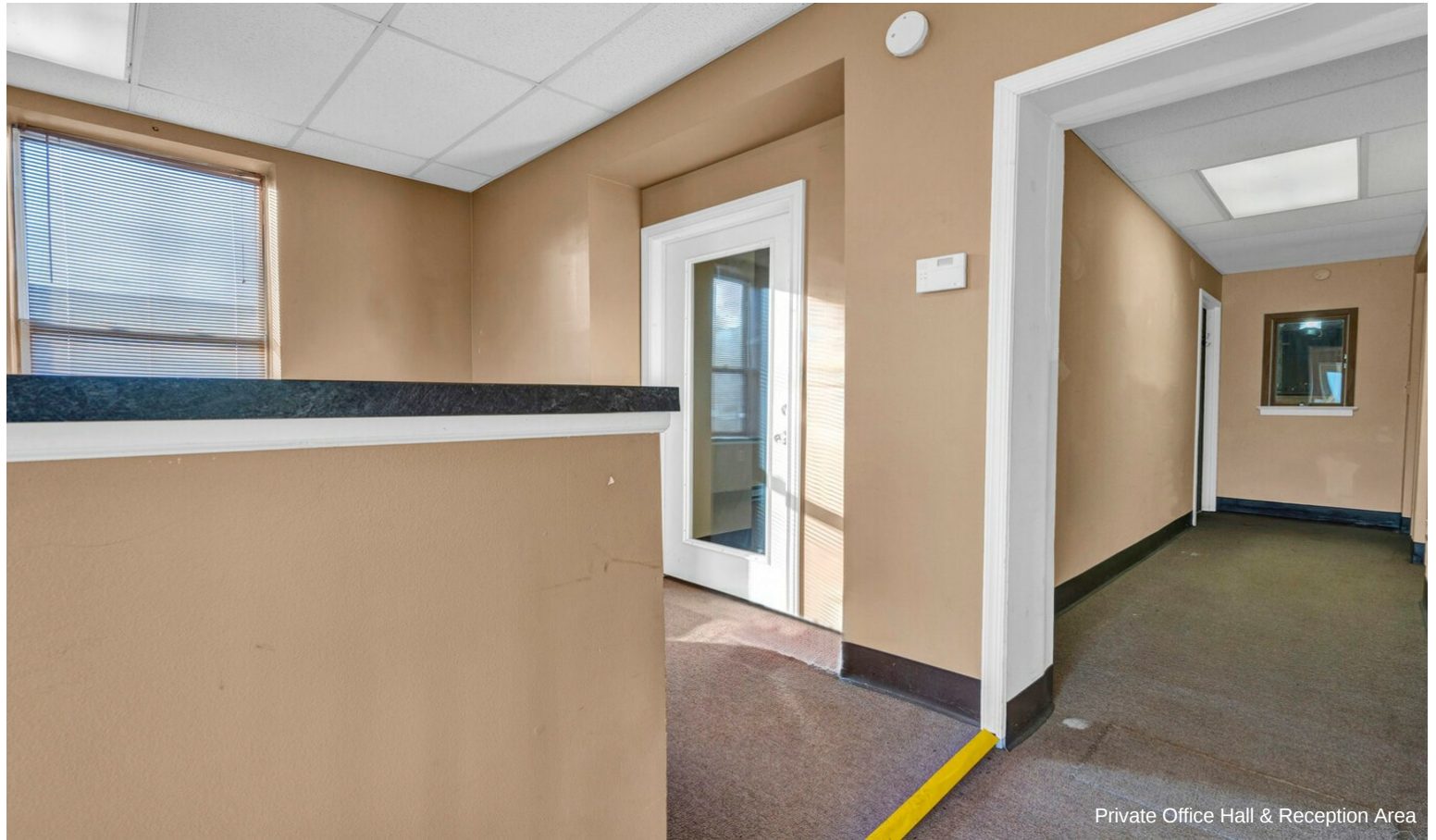


Staged Above



Conference Room Staged Above

Property Photos



Property Photos



Property Photos



Side View



1 Qty 18 Wheeler Garage Bay & 1 Regular Garage Bay Door

Property Photos



Property Photos



Boat Slip

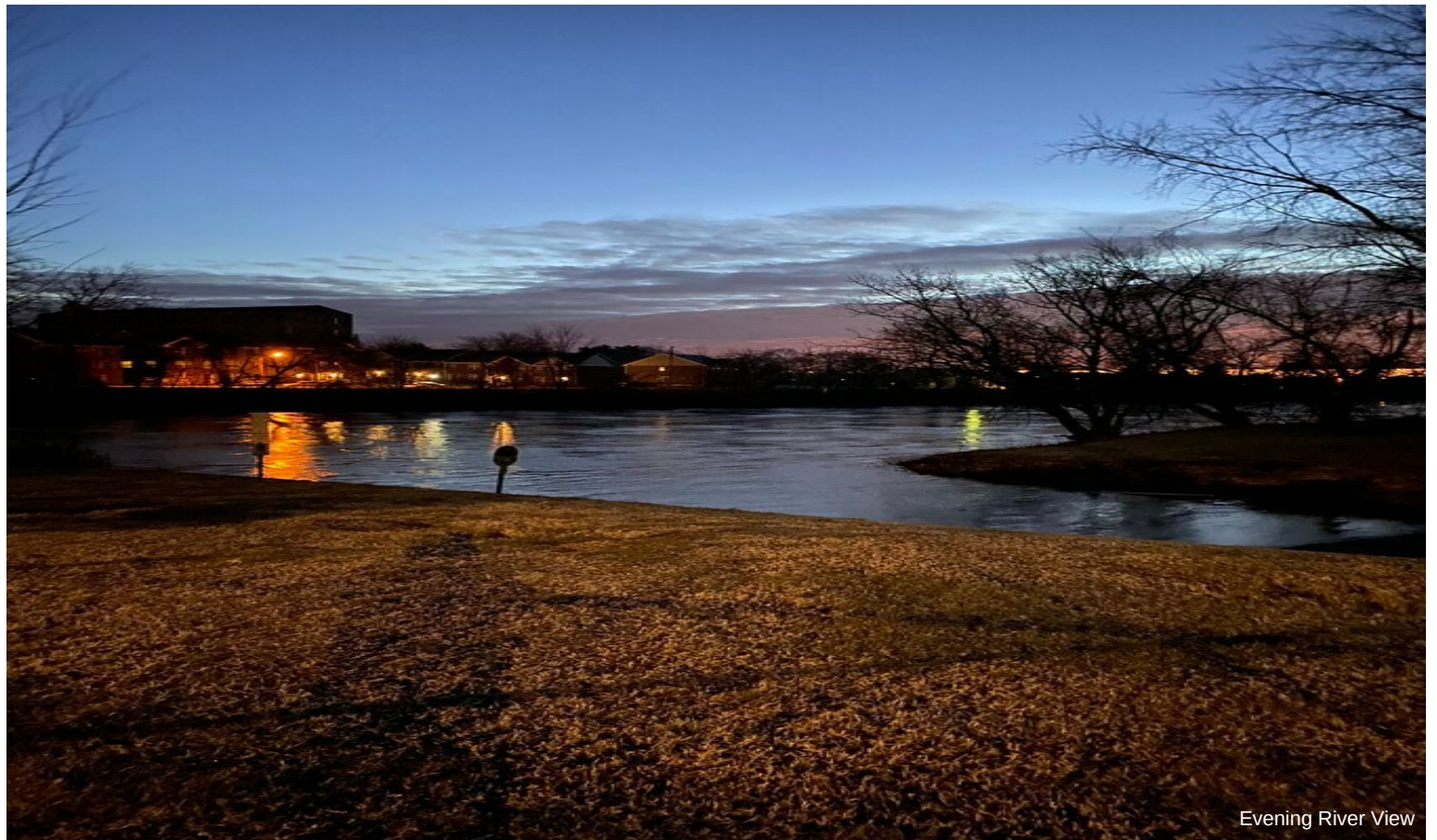
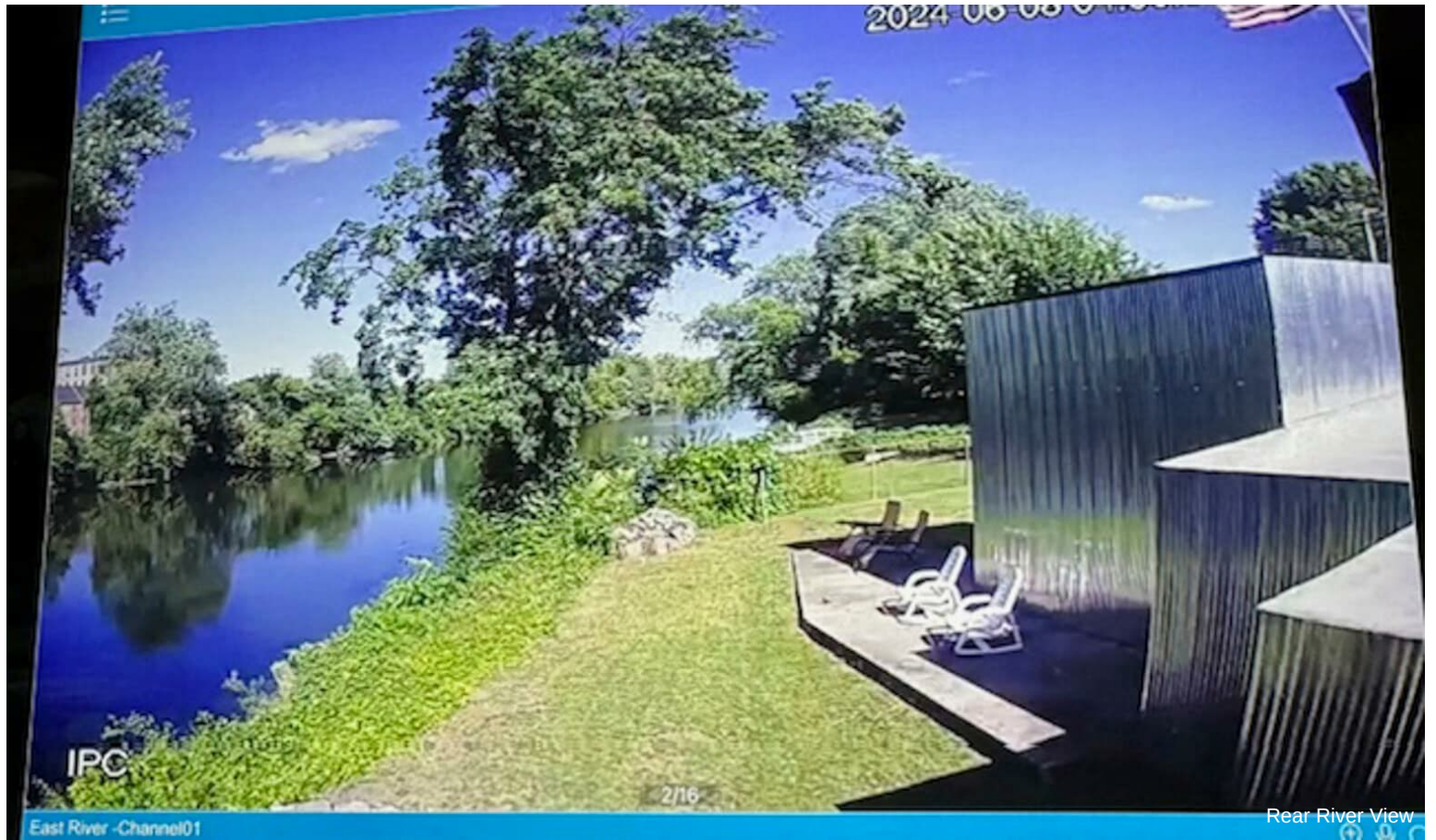


Aerial

Property Photos



Property Photos



Property Photos



Evening River View



Twilight River View

Property Photos



Two Garage Bays on Side, One 18 Wheeler Size



Twilight River View

Property Photos



Property Photos



Zoned I-2 with good potential for multi-level condos and under building parking. Buyer will be responsible for all permits and approvals.



Property Photos



Property Photos

