

# Former Evolution/Pelican

1419 Ben Franklin Hgwy



- 12,256 sq foot +/- stand-alone retail building **for sale or lease**. Owner's first desire is to dispose of property.
- 420' of absolute visible frontage. Signs visible from Rt 422.
- Public sewer, natural gas and 3-phase electric.
- Zoned "Highway Commercial" in Douglass Twp, Berks Cty.



INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

FOR MORE INFORMATION CONTACT **JIM WATTERS 610-574-6271**

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