

# FOR SALE



## 200 N. Washington Street Boyertown, Pa 19512

- 21611 square foot industrial building w/ offices on 2<sup>nd</sup> floor.
- U-shaped floor plan w/ 18 spot parking lot in center.
- Much of the space, air-conditioned, heated and sprinklered.
- 1 front OH door, 1 loading dock, 1 drive-in door.
- Public W & S, natural gas and 3-phase 440 volt electric.
- Boyertown Borough, Berks County. Occupancy Immediate. .
- Taxes \$14,065/year. Floor plan good for partial leasing.
- **Occupy half, lease half and get your mortgage paid !!!**
- **Use a SBA 504 loan and purchase for \$145 cash !!!**



INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

FOR MORE INFORMATION CONTACT **JIM WATTERS 610-574-6271**  
[info@422CommRealty.com](mailto:info@422CommRealty.com)-----[www.422CommRealty.com](http://www.422CommRealty.com)

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