

# Hanover Retail

## 1396 South Hanover Street, Pottstown, PA

Listing ID: 1855164  
Property Type: Retail-Commercial For Sale  
Property Subtype: Free-Standing Building, Retail-Pad  
Sale Price: \$535,000  
Unit Price: \$371.53 Per SF  
Sale Terms: Cash to Seller



### Property Overview

Property is a deactivated service station and is located on PA Route #100 at a signalized intersection. It is on the far corner, evening drive. The PennDOT AADT count is 22,000. The parcel is at the entrance to the Suburbia Shopping Center which has Giant, Blockbuster, Harleysville National Bank, The UPS Store, Pennsylvania Wine & Spirits and more. It is across the street from Coventry Motors, and boat and RV dealer and a new Wawa is being built on the other corner. There is approximately 200 front feet on PA Route #100 which is also known as Hanover Street and Pottstown

Pike. Contact broker for remediation reports and comprehensive site analysis.

### Property Details

#### General Information

Listing Name:	Hanover Retail	Sale Price:	\$535,000
Retail-Commercial Type:	Free-Standing Building, Retail-Pad, Street Retail	Sale Terms:	Cash to Seller
Property Use Type:	Vacant/Owner-User	Zoning:	C1-Commercial
Building Size (RSF):	1,440 SF	Tax ID Number/APN:	17-007-0071.0000

#### Area & Location

Market Type:	Medium	Site Description:	The parcel is at the entrance to the Suburbia Shopping Center which has Giant, Blockbuster, Harleysville National Bank, The UPS Store, Pennsylvania Wine & Spirits and more. It is across the street from Coventry Motors, and boat and RV dealer and a new Wawa is being built on the other corner. There is approximately 200 front feet on PA Route #100 which is also known as Hanover Street and Pottstown Pike.
Retail Clientele:	Business, Family, General, Tourist, Traveler		
Property Located Between:	US #422 and PA #23		
Side of Street:	East		
Road Type:	Highway		
Property Visibility:	Excellent		
Street Name:	Hanover Street		
Feet of Frontage:	200		
Vehicle Count:	22,000		
Transportation:	Highway		
Highway(s) Access:	Property is located on PA Route #100, 2.5 miles south of US Route #422, 2.0 miles south of PA #724 and 2.5 miles north of PA route #23.		

Area Description: The Township is the northernmost of the 73 municipalities in Chester County and is adjacent to both Montgomery and Berks County. Chester County and North Coventry Township fall entirely within the Piedmont Province, a band of gently undulating to steeply rolling countryside that stretches from the Hudson River to Georgia, sandwiched between the Atlantic Coastal Plain and the Blue Ridge. Except for the southwestern portion of the Township, North Coventry is situated within the lowlands of the Piedmont Province with elevations ranging from 100 to 400 feet above sea level. Most of Chester County is located in the uplands of the Piedmont with elevations above 400 feet sea level. The Township is situated along the southern bank of the Schuylkill River, approximately 55 miles northwest of its confluence with the Delaware River. The Schuylkill River, which is approximately 125 miles in length from its source in the Appalachian mountains to the Delaware River, has a watershed of over 1,900 square miles and is the largest tributary of the Delaware River. The watershed encompasses lands in Delaware, Chester, Montgomery, Berks, and Schuylkill counties.

### Building Related

Total Number of Buildings:	1	Year Built:	1963
Number of Stories:	1	Roof Type:	Flat
Typical SF / Floor:	1,440	Exterior Description:	Concrete block
Property Condition:	Good	Parking Type:	Surface

### Land Related

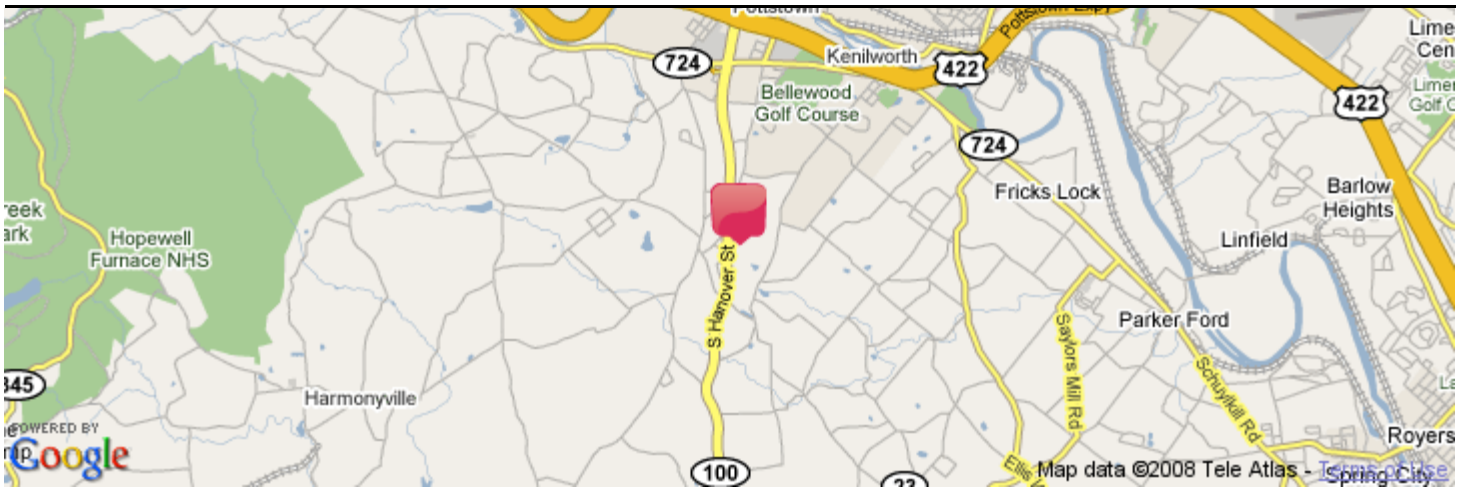
Zoning Description:	C1-Commercial. Many retail uses are permitted by right. Contact broker for comprehensive site analysis including zoning map and ordinance.	Lot Frontage (Feet):	200
		Lot Depth:	135
		Topography:	Level

### Financial

Real Estate Taxes - Annual(\$):	\$3,950	Tax Val Improvements:	\$84,740
Tax Val Land:	\$50,700	Assessment Year:	2008
		Assessed Value - Total(\$):	\$135,400

### Location

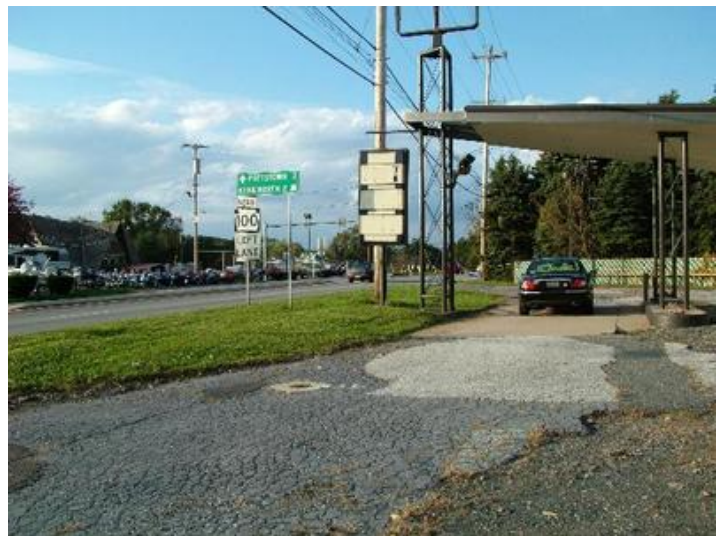
Address:	1396 South Hanover Street Pottstown, PA 19465-7684	County:	Chester
		MSA:	Philadelphia-Camden-Wilmington



## Property Images



E-mail\_PA-Pottstown-1396\_S\_Han



Property

## Property Contacts



**Blair A. Gilbert, SIOR**  
RE/MAX RELIANCE  
504 Harleysville Pike  
Souderton, PA  
(215) 723-4150  
blair.gilbert@remax.net