



301 N. 5th Street

301 N. 5th St
Reading, Pennsylvania 19601

Property Highlights

- 16,352 SF, Three Level Church
- Two first floor sanctuaries
- Main sanctuary is set up for 190 people
- Beautiful stained glass throughout the building
- Prominent location in downtown Reading

Property Overview

Located on the NE corner of N. 5th and Elm Streets in the City of Reading. Zoned is CR, Commercial Residential District. The site is also in the Callowhill Historical District. Current use is a tax-exempt Church.

Offering Summary

Sale Price:	\$350,000
Building Size:	16,352 SF
Lot Size:	0.15 Acres

Demographics 1 Mile 2 Miles 3 Miles

Total Households	17,539	38,890	52,682
Total Population	48,059	109,615	144,950
Average HH Income	\$30,693	\$36,216	\$43,604

For More Information

Steve Willems, SIOR

O: 610 370 8506
swillems@naikeystone.com

Brian McCahon

O: 610 370 8510
bmccahon@naikeystone.com



Property Description

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Zoned is CR, Commercial Residential District. The site is also in the Callowhill Historical District. Current use is a tax-exempt Church.

Two sanctuaries on the main floor, one large room upstairs that features an office under a 14' x 33' balcony. The lower level has a social hall with kitchen, stage, large storage area, bathrooms and mechanicals. The wood vaulted ceilings are both dramatic and beautiful. Main area is 35' high and the second floor is 28' high. Set up for 190 people now (19 pews @ 10-each).

Location Description

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Exterior Description

Construction is stone with stained glass windows, interior walls are wood frame. Ceilings are beautifully stained wood. Hardwood floors. VCT tile in lower level. Roof is slate tile. Foundation is stone. One storage room in the basement is a dirt floor.

Interior Description

Two sanctuaries on the main floor, one large room upstairs that features an office under a 14' x 33' balcony. The lower level has a social hall with kitchen, stage, large storage area, bathrooms and mechanicals. The wood vaulted ceilings are both dramatic and beautiful. Main area is 35' high and the second floor is 28' high. Set up for 190 people now (19 pews @ 10-each).

Sale Price **\$350,000**

Location Information

Building Name	301 N. 5th Street
Street Address	301 N. 5th St
City, State, Zip	Reading, PA 19601
County	Berks
Cross-Streets	5th St & Elm St
Township	Reading
Side of the Street	North
Signal Intersection	Yes
Nearest Highway	Route 422

Building Information

Tenancy	Single
Ceiling Height	35 ft
Minimum Ceiling Height	28 ft
Number of Floors	3
Year Built	1889
Gross Leasable Area	16,352 SF
Roof	Slate Tile
Free Standing	No
Number of Buildings	1
Ceilings	28' to 35'
Floor Coverings	Hardwood Floor & VCT tile in the lower level
Foundation	Stone
Exterior Walls	Stone
Mezzanine	One 14' x 33' balcony overlooking second level

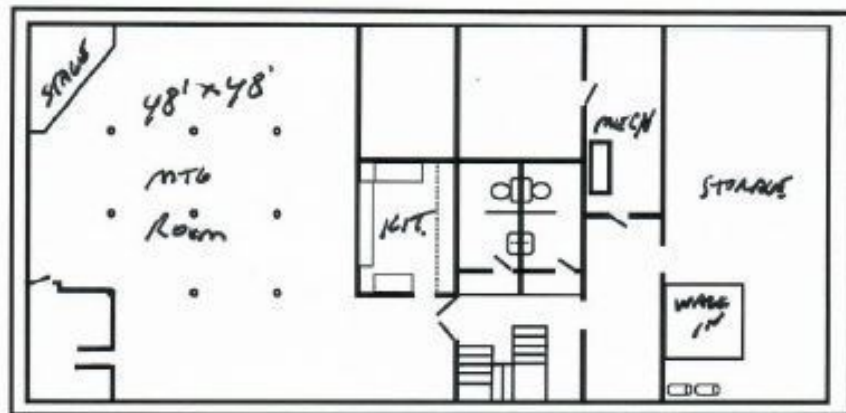
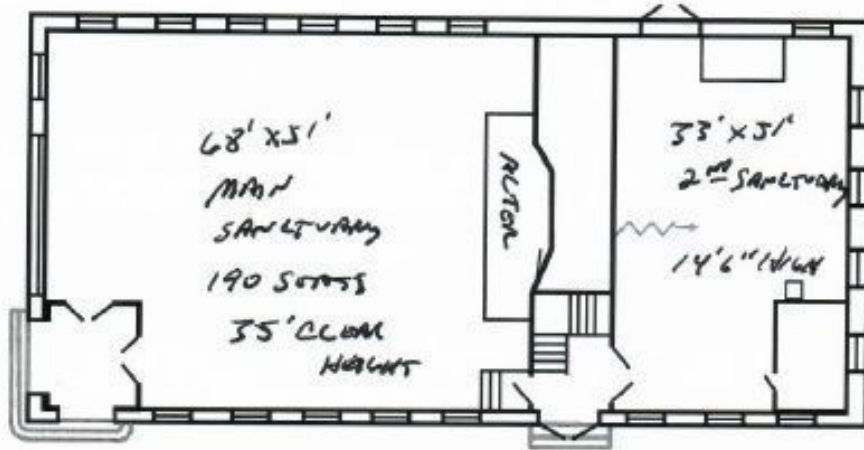
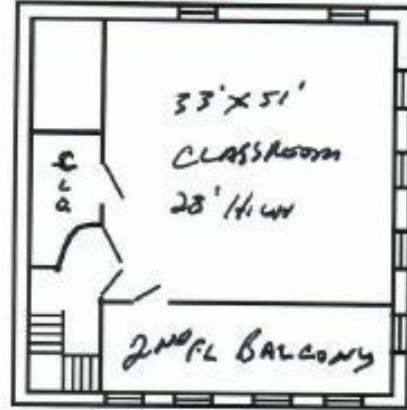
Property Information

Property Type	Special Purpose
Property Subtype	Church
Zoning	CR - Commercial Residential District
APN #	5307-75-71-9958
Corner Property	Yes
Power	Yes

Utilities & Amenities

HVAC	Via Gas Steam Boiler
Gas / Propane	Yes

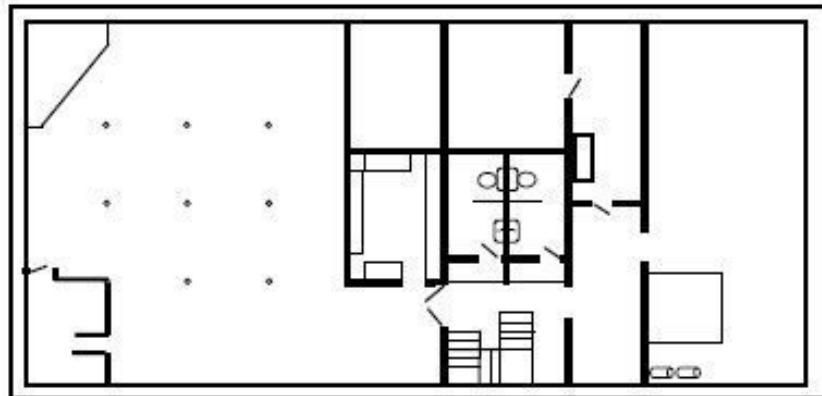
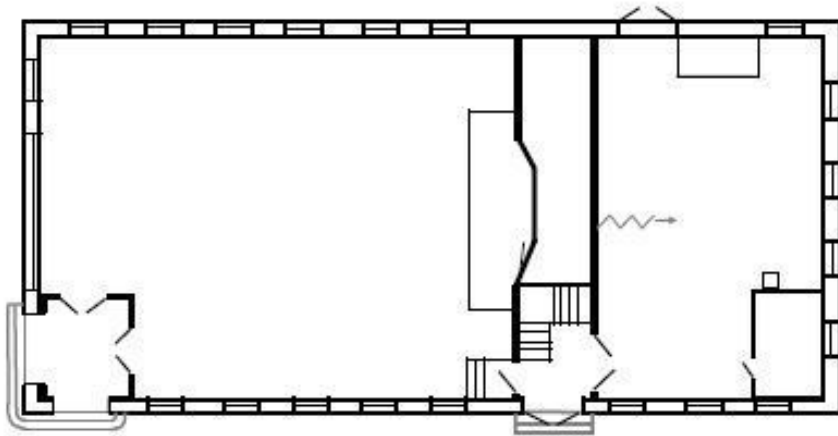
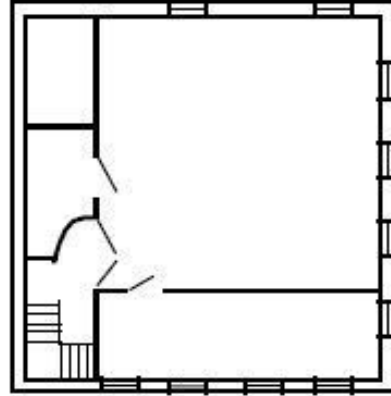


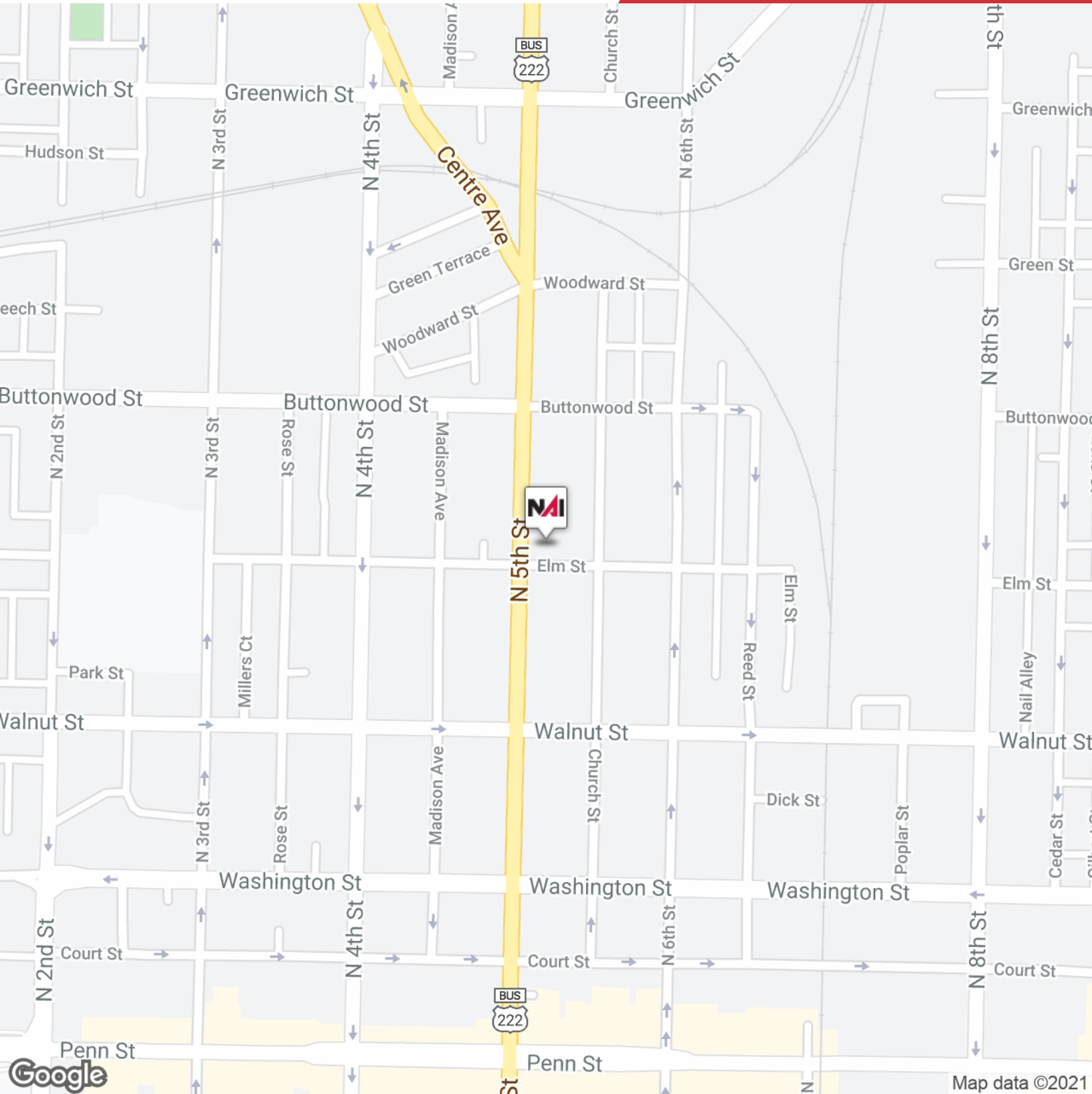


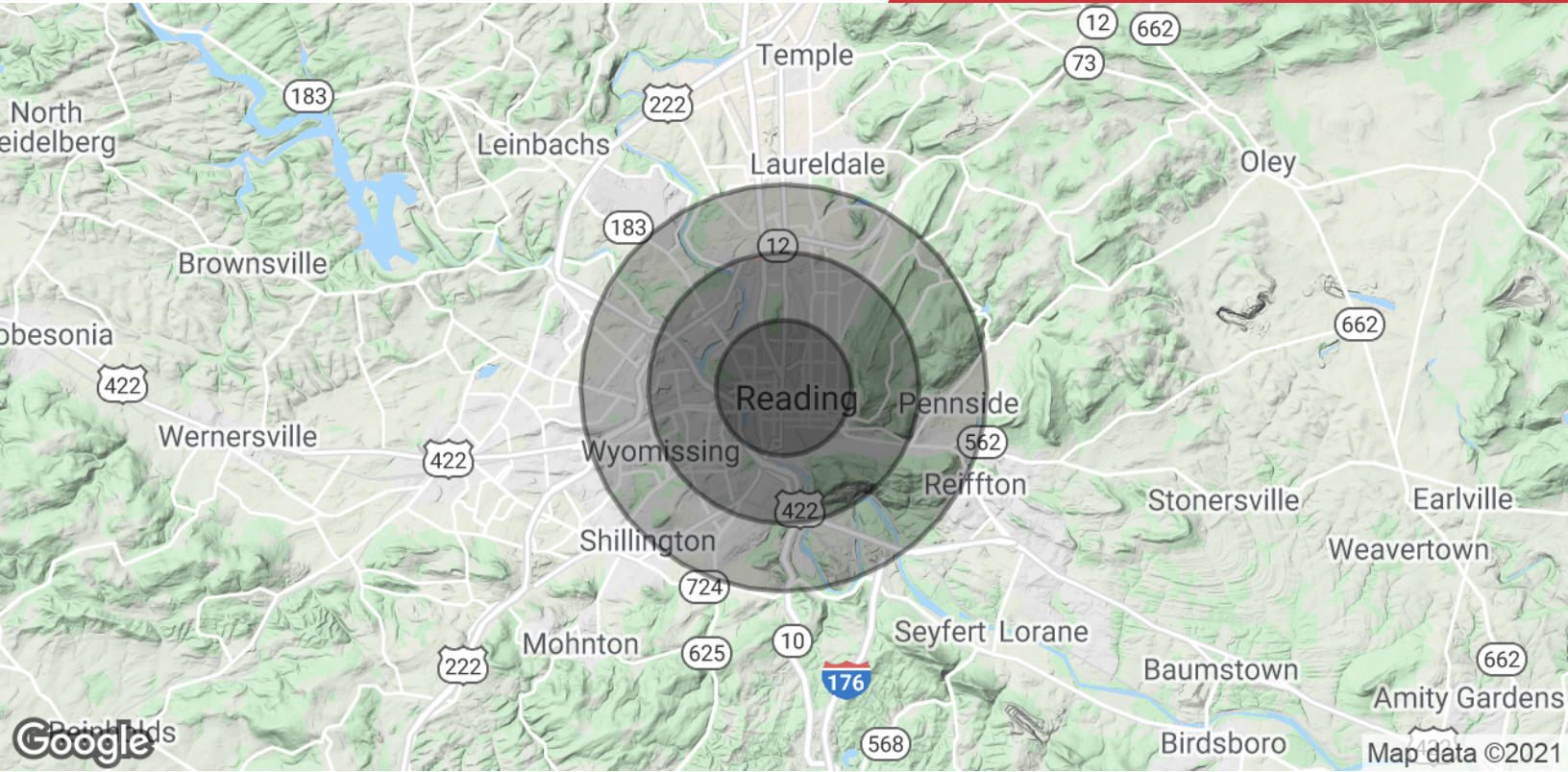
For Sale

16,352 SF | \$350,000

Special Purpose Space







Population

	1 Mile	2 Miles	3 Miles
Total Population	48,059	109,615	144,950
Average age	29.5	30.3	32.5
Average age (Male)	27.8	28.3	30.8
Average age (Female)	30.7	31.8	33.9

Households & Income

	1 Mile	2 Miles	3 Miles
Total households	17,539	38,890	52,682
# of persons per HH	2.7	2.8	2.8
Average HH income	\$30,693	\$36,216	\$43,604
Average house value	\$68,349	\$92,229	\$122,234

* Demographic data derived from 2010 US Census