

PRIME REAL ESTATE FOR SALE WITH A BUSINESS OPPORTUNITY



1697 Pottstown Pike , Glenmoore, PA 19343



OFFERING SUMMARY

SALE PRICE:	\$899,000
AVAILABLE SF:	
LOT SIZE:	5 Acres
BUILDING SIZE:	1,800 SF
ZONING:	Commercial District
TRAFFIC COUNT:	13,000

PROPERTY OVERVIEW

Prime real estate for sale together with a business opportunity. Long term nursery situated on +/-5 acres! This is a true turnkey business opportunity. This nursery has a 26 year successful track record.

The main building is 1,800 S/F consisting of a 1,200 S/F warehouse and a 600 S/F office. The warehouse has two rollup doors and a rest room. There are two private offices, restroom and a kitchenette. Situated on the property is a 600 S/F greenhouse and three bulk mulch bins.

Please see the detailed list of items included in the sale attached to the brochure.

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Equipment Inventory

Feb. 2021

2005 Ford 550 V10 – New engine in 2018 162,000 miles. Dump Truck with Lift Gate

2019 Ford 250 Cargo Van Transit - 11,570 miles

2020 Ford 450 Dump Truck – 4 wheel drive, 5,917 miles

S175 Bob Cat – Diesel

S205 Bob Cat – Diesel

Komatsu Tandem wheel Fork lift FG25T-12 Propane

Komatsu Forklift – Propane FG-25T-11

2 Hydraulic Pallet Jacks

1 Brother Laser Printer

2 Personal Printers

2 Onsite Sign/tag Printer

New 2019 – EnGenius Phone System – with 4 handsets

New 2020 – VOIP Phone System

New 2020 – Security Camera System

Irrigation System

Office Furniture – 2 offices plus Lunch Room

Tools

63 - two wheel 2' x 4' Customer Carts

4 - Medium Ball Carts

2 - Large Ball Carts

Merchandise/Display Tables

Metal Signs and Sign Holders

Display Gondola's

Shed

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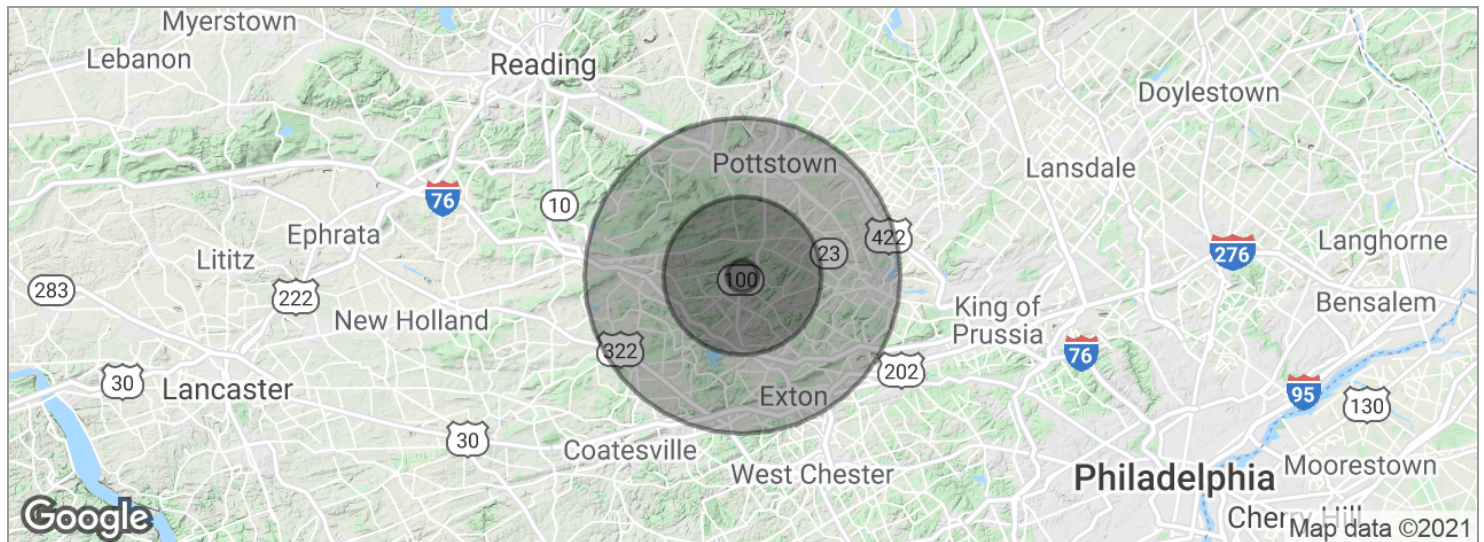
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	472	27,846	204,125
Median age	43.2	40.3	39.2
Median age (male)	42.5	39.9	38.3
Median age (Female)	43.7	40.4	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	158	9,458	78,548
# of persons per HH	3.0	2.9	2.6
Average HH income	\$154,138	\$139,891	\$97,552
Average house value	\$558,943	\$454,381	\$352,489

* Demographic data derived from 2010 US Census

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