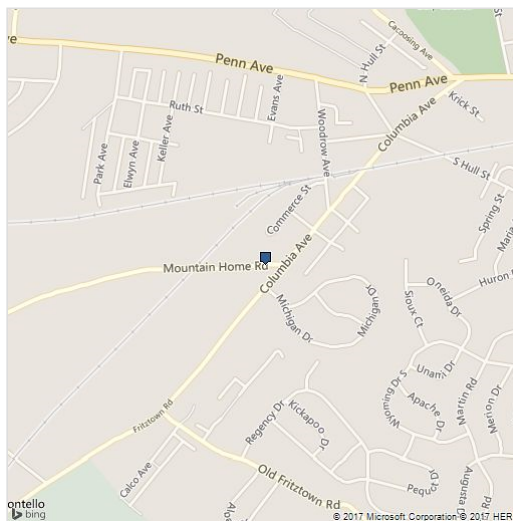


806 Mount Home Rd, Sinking Spring, PA 19608

Lots/Land/Farms Active

\$119,000



MLS #: 6930085
Tax ID #: [79-4376-16-93-8688](#)
County: Berks
MLS Area: Sinking Spring Boro (10279)
Subdiv / Neigh: None Available
School District: [Wilson](#)
 - High: Wilson
 - Middle: Wilson West
 - Elementary: Sinking Springs
Block / Lot: 93 / 8688
Waterfront: No
Land Type: Developed Lots

Acres / Lot Sq Ft: .66 / 28,750
Price / Acre: \$180,303.03
Ownership: Fee Simple
Land Use / Zoning: I1
Subdivision:
Lease in Effect:
Structures:
Lot Dimensions: 131X255
Front Footage: 131
Depth Footage: 255
Well Depth:
Septic Permit Exp:

Condo/HOA
Condo / HOA: No / No
Recurring Fee:
One-Time Fee:

Tax Info
Taxes / Year: \$1,459 / 2017
Assessment: \$36,200
Land Assessment: 33,000
Improvement Asmt: 3,200

Features

Utilities: Public Water, Public Sewer, Cable TV, Electric, Phone, Sewer, Under Ground , Water

Lot Description: Level Lot, Partial Wooded, Rolling Topography, Curbs and Gutters Improvements, Paved Streets, Storm Drains, Street Lights, Interior

Road Access: Boro/Township Road Access, Paved Road

Remarks

Public: If you analyze this listing you may discover that the actual land purchase is very small. Consider that you have \$5000 income from the 2 billboards at a 10 % cap rate that is worth 50K. Then take into consideration the engineering and permitting costs of the improvements along with the actual improvements which include curb, driveway entrance and stop sign, macadam parking lot, water and sewer in place, along with the concrete slab for your building and the storm water management system which would probably cost around 50K total for all that. Those figures added up leave about 19K for the raw land. Bring your own building to this already developed commercial site. Great for start up of a sustainable fruit and vegetable retail outlet or easy start up with practically all of the engineering and infrastructure in place! Don't discount the value of the already existing improvements! Refer to Sinking Spring Zoning ordinance.

Directions: 422 to Sinking Spring. Turn South onto Columbia Ave and follow to Mt. Home Road. Turn West. Property on Left.

Listing Information

MLS #:6930085

Earliest Possession: Immediate **Days On Market:** 103
Finance Accepted: Conventional, Lease Purchase

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