498 E. Bellevue Avenue  
Reading, PA 19601

Property Features

- 5,607 SF – Two-story building with full attic and basement
- Attached 2 car garage, off-street parking for 3-4 cars and on-street parking
- Located just off 5th Street Highway
- Completely renovated and in excellent condition
- Zoned Highway Commercial
- For Sale

For Sale
Hwy Commercial Building

For more information:

Tammy K. Mitgang  
610 370 8514  
tmitgang@naikeystone.com

John Buccinno  
610 370 8508  
jbuccinno@naikeystone.com
## GENERAL DATA

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>0.26 Acres</td>
</tr>
<tr>
<td>Zoning</td>
<td>Highway Commercial</td>
</tr>
<tr>
<td>Taxes</td>
<td>$6,664 (2017)</td>
</tr>
<tr>
<td>Tax ID #</td>
<td>498 E. Bellevue Ave. – 66-5308-08-78-8849</td>
</tr>
<tr>
<td>Year Built</td>
<td>1940</td>
</tr>
</tbody>
</table>

## DESCRIPTION

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size (SF)</td>
<td><strong>5,607 SF Total</strong></td>
</tr>
<tr>
<td>Construction</td>
<td>Stone foundation</td>
</tr>
<tr>
<td>Access</td>
<td>Front entrance faces E. Bellevue Ave. &amp; gas station, 5th Street Highway block (far corner)</td>
</tr>
<tr>
<td></td>
<td>Side private fenced yard, Noble Street, residential housing</td>
</tr>
<tr>
<td></td>
<td>Back (storage &amp; garage) back onto Goodwill Warehouse, retail site</td>
</tr>
<tr>
<td>Roof</td>
<td>Slate/Wood Shingle, Copper gutters and downspouts</td>
</tr>
<tr>
<td>Lighting</td>
<td>Fluorescent lighting</td>
</tr>
<tr>
<td>Water &amp; Sewer</td>
<td>Public - Muhlenberg Township</td>
</tr>
<tr>
<td>Telecom</td>
<td>Verizon Fiber</td>
</tr>
<tr>
<td>Electric</td>
<td>Electric service 200amp, 50 gallon electric domestic hot water heater</td>
</tr>
<tr>
<td>Gas</td>
<td>Public</td>
</tr>
<tr>
<td>Heat</td>
<td>Oil furnace, two oil tanks (above ground)</td>
</tr>
<tr>
<td>Floor Coverings</td>
<td>Concrete basement, hardwood and carpet, tile bathrooms floors</td>
</tr>
<tr>
<td>Parking</td>
<td>Attached 2 car garage, off-street parking for 3-4 cars on side and on-street parking</td>
</tr>
<tr>
<td>Restrooms</td>
<td>First floor – 2 full bathrooms with sink, tub/shower, toilet and large walk-in storage closet</td>
</tr>
<tr>
<td></td>
<td>Second floor – 1 full bathroom (8.49 ft. x 7.46 ft.) with sink, tub/shower, toilet and window</td>
</tr>
</tbody>
</table>
For Sale
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Reading, PA 19605
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NAI Keystone
875 Berkshire Blvd, Suite 102
Wyomissing, PA 19610
+1 610 779 1400
naikeystone.com
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First Floor Plan
First Floor

- Entrance foyer (7.94 ft. x 7.69 ft.) with central staircase (3.49 ft. wide)
- Central hall (5.18 ft. x 24.82 ft.)

**Office 1** – (to right, off central hall)
- 22.69 ft. x 17.46 ft.
- Fireplace
- **Bathroom** at rear (tub, sink, toilet), (9.55 ft. x 6.72 ft.)
- 3-deep sill windows
- Access to two storage large closets off bathroom (storage area 10.39 ft. x 10.26 ft.)

**Office 2** – (to left, off central hall)
- 18.30 ft. x 17.38 ft.
- Built-in corner unit
- **Bathroom** at rear (sink, tub/shower, toilet) with large walk-in storage closet

**Kitchen** – (toward rear of stone house)
- 21 ft. x 14 ft.
- Dishwasher, range, refrigerator (status TBD)
- Double sink with window
- Rustic tile floors
- Wood cabinets
- Double sink and generous counter/work area
- Convenient access door to basement and great room

**Great Room** – (dramatic space, just off kitchen, toward rear of building)
- 34.56 ft. x 23.99 ft.
- Door access to Noble St. with 2 sliders to private flagstone, covered porch and private courtyard area
- Vaulted ceiling (12.34 ft. at peak)
- Skylights/pendulum lighting
- Fireplace
- Tiered landing, wood and tile flooring

**Rear Hall**
- 18.10 ft. x 4.15 ft.
- Storage closets,
- Utility room with sink
- Egress to back courtyard
- Access to large storage space

**Storage Area** (not heated), windows on 2 levels
- 21.20 ft. x 21.87 ft.
- Double load-in doors (off Noble St.)
- Concrete floor
- Exterior door to rear yard area
- 2nd floor storage loft
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Second Floor Plan
Second Floor

Four offices with central stair, wide landing, each office has 3-deep sill windows and one closet, hardwood and carpet, average ceiling height 8.12 ft.

Bathroom
• Tub/shower, sink, toilet
• Window
• 8.49 ft. x 7.46 ft.

Office 1 – 17.64 ft. x 16.04 ft.
Office 2 – 17.77 ft. x 16.09 ft.
Office 3 – 17.55 ft. x 16.05 ft.
Office 4 – 17.62 ft. x 16.08 ft. (doorway to attic staircase)

Full Attic

• Floored and Lighted
• Windows (3 sides)
• Central air conditioner unit
• 21.67 ft. x 44.79 ft.
Basement/Utilities

- Stairs from kitchen, well lit (fluorescent)
- Poured concrete floors
- 50 gal. electric hot water heater
- Two oil tanks (above ground)
- Oil furnace
- 200 amp electric (main)
- Data/phone/computer access
- Metal basement doors (opens to rear of building)
- Basement windows (3 sides)
- 32.69 ft. x 44.67 ft. w/ 7.66 ft. ceiling

Site

- Front entrance – faces E. Bellevue St. & gas station, 5th Street Highway block (far corner), traffic light, E. Bellevue has two-way traffic, stop sign on corner of E. Bellevue and Noble St.
- Side – private yard, fenced (next to rear of Burger King)
- Side – Noble Street, residential housing
- Back (storage/garage) – backs onto Goodwill Warehouse (load-in), retail site
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West Elevation