

# \$2,250,000 - 1486 S Hanover St, Pottstown

MLS® #PACT2061696

**\$2,250,000**

0 Bedroom, 0.00 Bathroom, 23,000 sqft

Commercial Sale on 3.02 Acres

N/A, Pottstown, PA

ANOTHER 422 OPPORTUNITY !!! This is a 3 building, 4 space investment property situated on 3+ acres. Property is 100 % leased. Current NOI is approx \$150k/year. Taxes for '25 at 2% discount are \$25336, insurance is \$12575 and CAM is \$25000. 3 tenants are multi-year terms, 1 tenant prefers renewing year-to-year, and has done so for 15-20 years. Seller specifies sale, "As Is". Rear home on 1.44 acres can also be purchased for additional monies and is also zoned C-1. Total square footage of all leased space is 23,000 and this includes upper and lower levels. Zoning and flyer attached under docs.

Built in 1980

## Essential Information

|                |                 |
|----------------|-----------------|
| MLS® #         | PACT2061696     |
| Price          | \$2,250,000     |
| Bathrooms      | 0.00            |
| Square Footage | 23,000          |
| Acres          | 3.02            |
| Year Built     | 1980            |
| Type           | Commercial Sale |
| Sub-Type       | Retail          |
| Status         | Active          |

## Community Information

|         |                            |
|---------|----------------------------|
| Address | 1486 S Hanover St          |
| Area    | North Coventry Twp (10317) |



|              |                    |
|--------------|--------------------|
| Subdivision  | N/A                |
| City         | Pottstown          |
| County       | CHESTER-PA         |
| State        | PA                 |
| Municipality | NORTH COVENTRY TWP |
| Zip Code     | 19465              |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Heating      | 90% Forced Air, Heat Pump - Electric BackUp |
| Cooling      | Central A/C                                 |
| # of Stories | 2                                           |

### Exterior

|          |                                        |
|----------|----------------------------------------|
| Exterior | Block, Alum/Steel Siding, Frame, Stone |
| Roof     | Shingle                                |

### School Information

|          |                |
|----------|----------------|
| District | OWEN J ROBERTS |
|----------|----------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2024 |
| Days on Market | 604              |
| Zoning         | C-1              |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | 422 Commercial Realty |
|----------------|-----------------------|



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Listing information last updated on November 4th, 2025 at 11:01am EST