



For Sale

8,500 SF +/- Special
Purpose Building w/
Office Space & Social Hall

629 N. Temple Boulevard

Temple, PA (Muhlenberg Township)
Berks County

Property Features

- Two Story Special Purpose Building (formerly used as a place of worship)
- 1,620 SF Social Hall with kitchen (lower level)
- 3,000 SF Large Meeting Hall with 24' ceiling
- Multiple Office and Classroom space
- Modern Elevator to all levels
- Air-conditioned
- Handicapped restrooms on all floors
- Easy access to Rte. 222, Rte. 61 & Kutztown Rd.
- Zoned R-4 Med. To High Density Residential
- **For Sale - \$375,000**

BUILDING
SIZE

8,500 SF +/-

LOT SIZE

0.30 Acre +/-

SETTING

Corner property with
handicapped access from
7th Avenue

For More Information:

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NAIKeystone

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General Data - Improved Property	
Property Type:	Special Purpose
Lot Size:	0.30 acres
Zoning:	R-4 Med. To High Density Residential
Tax ID:	66-5309-16-84-8302
Municipality:	Muhlenberg

Size (SF):	8,500 SF +/- (interior space)	Roof:	Slate & Newer Asphalt Shingle
Construction:	Block/Wood/Stone	Water/Sewer:	Public Water & Sewer
Building Location:	Corner property		

Site:	Corner property – N. Temple & Seventh Ave., storage shed on site
Stories:	Two story building (2 level detached built in 1931, expanded in 1950's & 2003)
Exterior Finishes:	Stone and EIFS (stucco system)
Interior Finishes:	Drywall, plaster, wood panel, ceramic tile & block
Windows:	Fixed pane, awning, casement, double hung
Floors:	Hardwood, vinyl and asphalt tile and carpet
Stairways:	Multiple stairways provide egress; modern elevator (ThyssenKrupp) access to all floors
Restrooms:	Five restrooms (toilet(s) & sink, one with changing station/3 handicapped)
Lighting:	Fluorescent
Air Conditioning:	Central air and interior wall units
Heating:	Oil
Sound System:	Upgraded in 2008
Roof:	Slate and newer asphalt shingle
Sprinkler System:	N/A
Improvements:	Average for age of the property (air-conditioning upgrades in 1996; gas HW heater installed 2009)
Social Hall:	Street level walk-out (partially below grade)
Meeting Hall:	Seating for 225 (hardwood floors, solid wood pews)
Office/Retail Entrance:	Multiple office/class/meeting rooms
Parking:	Street parking
Electric:	200 AMP
Heat/AC:	Oil hot water heat – Weil-McLain boiler, installed in 1999; central air & wall units
Ceiling(s):	8.71 ft. – 24 ft., some ceiling fans
Office Space:	Open, Flexible (second floor addition – modern office and meeting rooms)
Location:	1.1 mi. to Rte. 12, 1.7 mi. to Rte. 61,.09 miles to Kutztown Road, 1.3 mi. to 5 th Street Highway
Water & Sewer	Public water & sewer (newer water service)



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From 7th Avenue - Handicapped accessible entrance to social hall with modern elevator and handicapped restroom.



Spacious sanctuary/meeting hall with hardwood floors, 24 ft. ceiling, seating for 225+; air- conditioned.

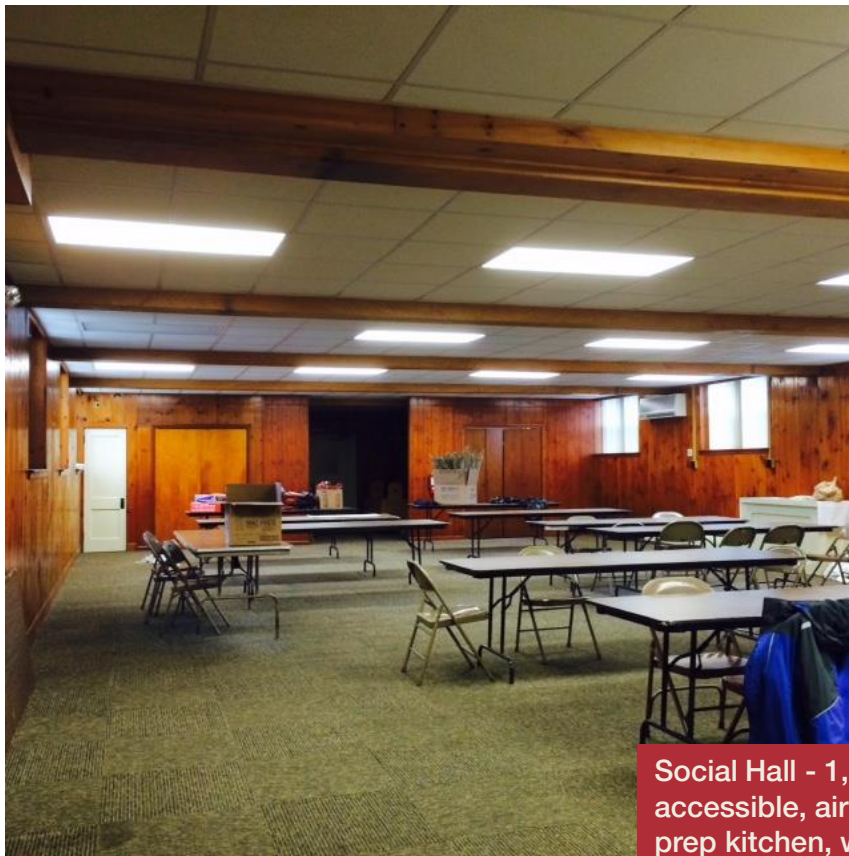
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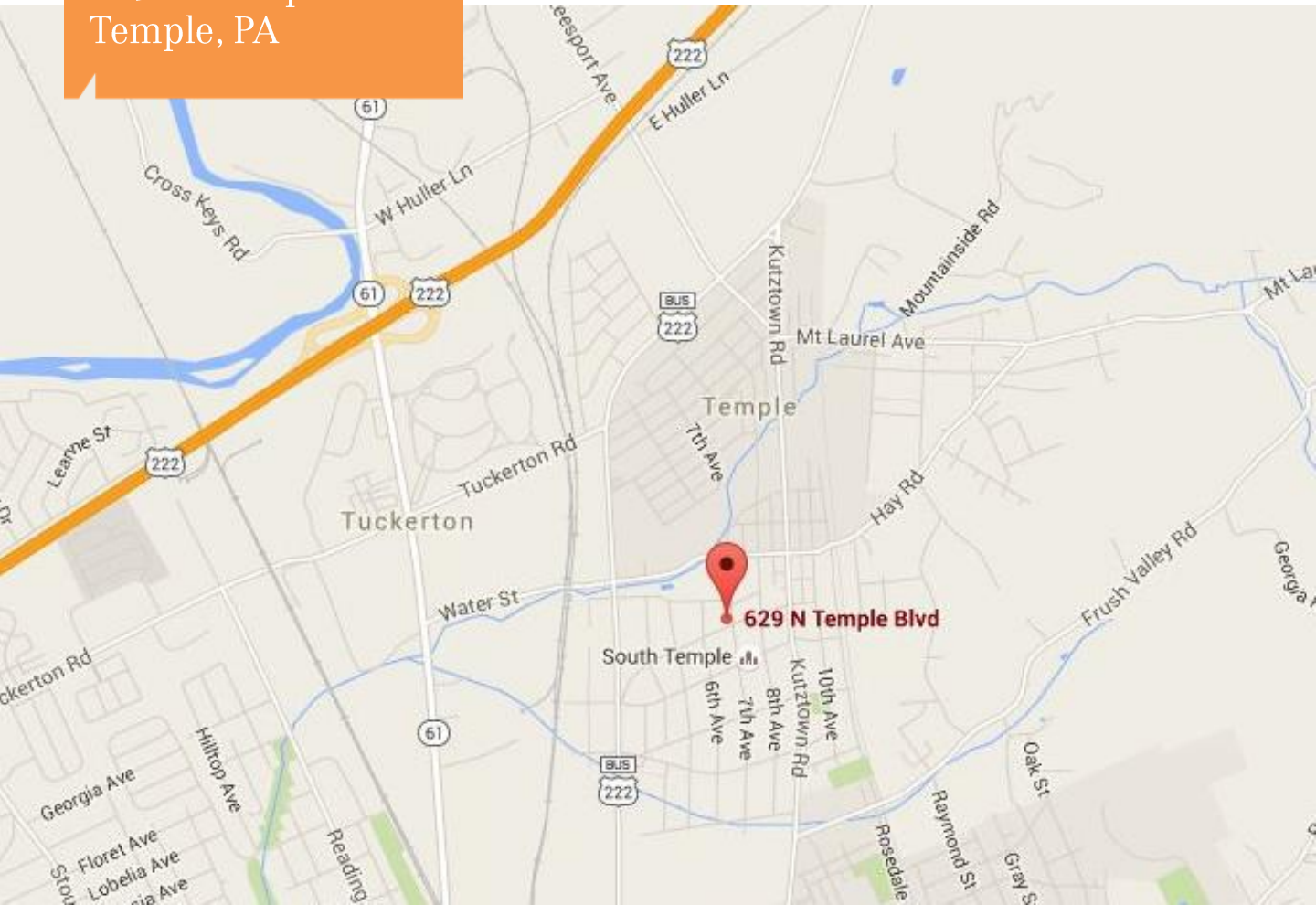


Full Prep kitchen off social hall with ample cabinets and pantry/closet storage.



Social Hall - 1,620 SF +/- Social Hall, handicapped accessible, air-conditioned, storage, adjacent to prep kitchen, wood paneling.

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Easy access to Route 222,
Route 61 and Kutztown Rd!

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