

# FOCUS ON COMMERCIAL & INDUSTRIAL REAL ESTATE

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### Quakertown Investment and / or User Opportunity

This modern one-story office / flex building of 15,150 SF currently generates \$176,160 per year plus CAMS. 3,750 SF will become available August 1st. The cell tower is NOT included in this offering. **\$2,350,000. Call Ed Brooks**



This property fronts on Route 202 and is adjacent to Peddler's Village. Circa 1820's classic 3 story building featuring 3,622 SF of space on a half acre lot with parking! Perfect for any retail business or professional use. **\$679,000. Call Ed Brooks**



### Boyertown Industrial Building

Investment Opportunity for this multi-tenant industrial building in Boyertown. 26,000 SF two story brick and block building with base rent of \$63,039. Tenants pay "nets". Building underwent renovations in 2017. **\$695,000. Call Ed Brooks**



Join the thriving Main Street Hellertown business community. This 8,000 SF building features 1,600 SF of fully renovated retail space, 4,000 SF of storage and a 3 bedroom 2 bath apartment. **\$575,000. Call Ed Brooks**

## Cold Weather... Be Prepared

With freezing temperatures comes the possibility of extensive property damage, and the potential of liability hazards. To minimize your exposure, and to properly take care of your property, we recommend you consider the following:

Maintain minimum heat in buildings, especially if vacant. Check vacant buildings frequently to make sure heat is on. Maintain adequate fuel for heating purposes. The alternative to heating is to winterize the plumbing and turn off the primary water supply to the space or building. Don't forget outdoor water spigot winterization as well. Consult your plumber regarding winterization to be sure it is done appropriately.

Frozen water pipes can burst, causing expensive plumbing repairs and water damage to the property. Take preventive measures now, before it's too late. Make sure any pipes that run along the interior roof of the building are insulated or they may burst with extremely cold temperatures. Locate and visibly mark the master shut-off water valve so the water

can be turned off if a burst pipe starts leaking.

It's also time to check the roof for potential leakage. Remove leaves and obstructions from gutter lines. After the arrival of snow, it may be necessary to shovel snow from flat roofs to prevent leakage. Drafts from cracks and broken windows can let enough cold air in to freeze pipes also. Repair broken windows and caulk or patch any cracks in foundations or exterior walls.

In closing, we suggest you stock up on rock salt and chemicals, and arrange for snow plowing service though your snow removal contractor. More than any other time of year, winter is when you should exercise the preventive maintenance of your property.

For additional information, please contact Suzanne L. Basile, CCIM, Broker at Office: 610.768.4000; Cell: 610.613.4004; Email: [sbasile@jmbasile.com](mailto:sbasile@jmbasile.com). J.M. Basile & Associates, Inc. is located at: 1000 VALLEY FORGE CIRCLE, SUITE 119, KING OF PRUSSIA, PA 19406.



**APTCOR Commercial Realtors** is a full service commercial real estate firm serving the Greater Philadelphia area, and offering these services for over 40 years:

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