

**The Inn at Reading 1040 Park Rd, Wyomissing, PA 19610** - 171 Room Hotel with On-site restaurants and Banquet facility, Bar/lounge, Outdoor pool Fitness center, plenty of self-parking. Over 1,400,000 in yearly revenue. The restaurants are closed since Covid, they were doing 3,500,000.00 a year prior to 2020. This is also a great location for a car dealer rehabilitation center/assisted living kitchen and bouquet facility can accommodate 700 + people. Financials available shortly.

10.82 acres

2020 Taxes \$156,578

**Asking 7,000,000.00 - 41,000.00 per Key**

## **AMENITIES**

- On-site restaurants
- Outdoor pool Fitness center.
- Breakfast Available
- Free WiFi
- Free self parking
- Bar/lounge
- Poolside bar
- 24-hour business center
- ADA Compliant Bathrooms in Banquet lobby and restaurant easily accessible from pool.
- ADA Compliant bathroom easily accessible from pool area in the restaurant.
- ADA compliant Pool lift
- ADA compliant parking spots
- Wheelchair Access to common areas with ramp slopes

Seasonal Pool unavailable for use during private party rentals.

Staff is available 24 hours to provide any ADA assistance requested by our guests.

## **Amenities**

- 32" Flat Screen TV
- Double Bath Vanities
- Coffee Maker
- Hair Dryer
- Iron and Ironing Board
- Work Desk with Task Lighting & Clock Radio
- Free Wireless Highspeed Internet
- Breakfast Packages Available

### **1 KING & 2 DOUBLE**

Make yourself at home in one of our guestrooms featuring either two double beds or one king size bed. Our pillow top mattresses will allow you a great night's sleep and get you refreshed for the next day. We do offer pet friendly rooms with a minimal daily pet fee

ADA Handicapped Accessible rooms Available – call property directly to book these rooms because of limited availability. (1 King & 2 Double – Wheelchair Accessible with Roll-in Shower)

## **WEDDINGS AT THE INN**

Your Grand Wedding Package includes:

- Our Renowned Five-Hour Wedding Reception (Add an additional “6th” hour for Additional Fee.)
- One Hour of Delectable Hot & Cold Hors d’oeuvres
- Champagne Toast
- Bridal Party Hospitality Room
- All Ivory Linens, Chair Covers & Fan Folded Napkins (Specialty Linens available for an additional fee)
- Fully Customized Wedding Cake
- Wedding Room Block with Discounted Room Rate
- Complimentary Overnight Bridal Suite with Chilled Champagne and Chocolate-Dipped Strawberries
- Complimentary Breakfast for Bride and Groom

## **PUBLICK HOUSE RESTAURANT AND TAVERN**

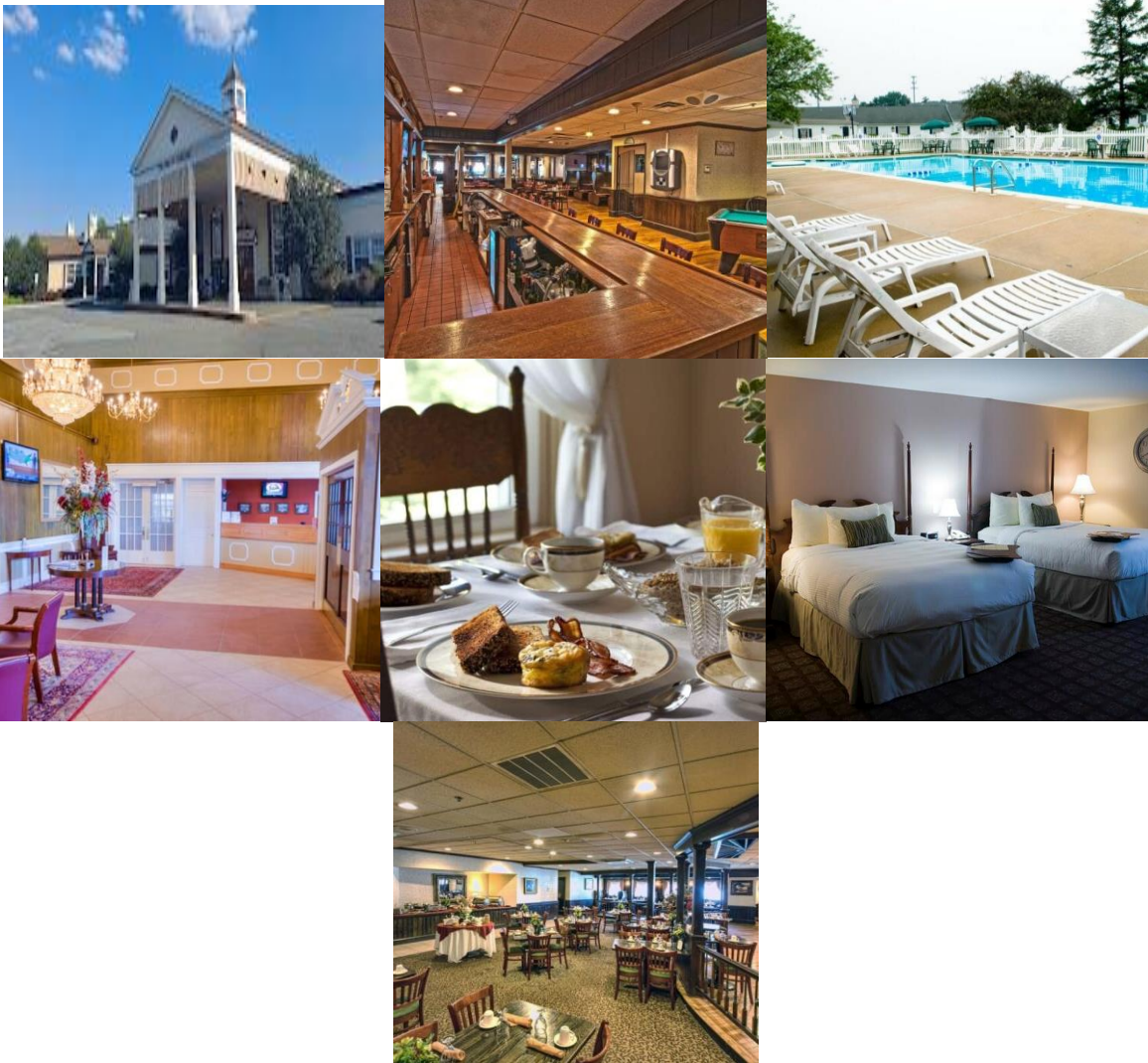
Styled after a traditional English Pub, The Publick House Restaurant & Tavern offers casual dining with warm, personable service. Offering a wide range of menu choices such as English Fish & Chips, Tavern Crab Cakes and Flat Iron Steak, or enjoy one of our chefs’ delicious daily specials.

The Publick House Restaurant and Tavern provides a relaxing setting for meeting new friends or reaffirming old friendships.

Tavern guests are welcome to enjoy our extensive selection of Draft and Bottle Beers, broad choice of Domestic and Imported Wines or numerous Spirits and Cocktails. Additionally, guests may linger in the Tavern to enjoy our multiple Televisions, play billiards or surf the web with our High-Speed wireless Internet.

<https://www.innatreading.com/>

All information deemed reliable but not guaranteed.



**GRACE PROPERTIES & AC AUCTIONS**

COMMERCIAL PROPERTY REPORT

# 1040 N Park Rd, Wyomissing, PA 19610



Presented by

**Robert Salvato | REALTOR®**

New Jersey Real Estate License: 0903215

New Jersey Appraisal License: 0903215

Virginia Other License: Auctioneer 2907004126



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**AC Auctions Realty**

5216 Atlantic Ave  
Ventnor City, NJ 08406



## 1040 N Park Rd, Wyomissing, PA 19610

## ■ Off Market

\* Sold Date: 2/16/2018  
\* Public Record

## Last Sold Price

**\$6,000,000**

Closed Date: 2/16/2018

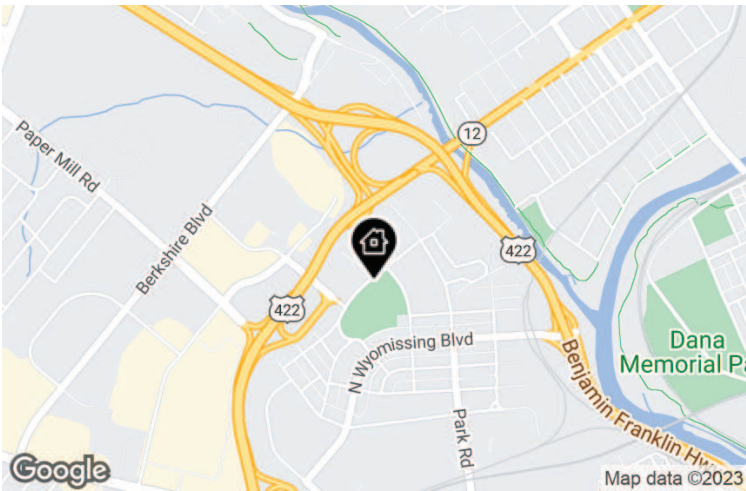
## Property Facts

## Public Facts

## Listing Facts

Property Type	Office	-
Property Subtype	Office Bldg (General)	-
Number of Buildings	2	-
Number of Units	250	-
Number of Stories	2	-
Building Area (sq ft)	39,369	-
Lot Size	10.82 acres	-
Lot Dimensions	10.820 AC	-
Year Built	1960	-
Pool	Yes	-
Garage	Carport	-
Garage (spaces)	0	-
Construction	Frame	-
Exterior Walls	Other	-

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*



Tenant Data – Total Tenants Found: 2

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
	—	—	—	—
	—	2/13/2018	Hotel/Motel	—

Extended Property Facts

Interior Details

1st Floor	17755 sq ft
1st Floor	14202 sq ft
1st Floor	2850 sq ft
1st Floor	1601 sq ft
1st Floor	1110 sq ft
1st Floor	260 sq ft
2nd Floor	1110 sq ft

Exterior Details

Topography	Above street level
Lot Size - Square Feet	471319 sq ft
Lot Size - Acres	10.820 ac

Other Details

Amenities	Fire Sprinkler
Shed	1500
Pole Structure (Barn/Shed)	8930
Asphalt Paving	262000

# Public Facts

## Owner Information

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## Legal Description

<b>APN:</b> 4397-16-84-4578	<b>Tax ID:</b> —	<b>Zoning:</b> —	<b>Census Tract:</b> 420110111.012002	<b>Abbreviated Description:</b> BLK:84 DIST:96 CITY/MUNI/TWP:WYOMISSING BORO MAP REF:964397	<b>City/Municipality/Township:</b> Wyomissing, PA 19610
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## Assessed Values

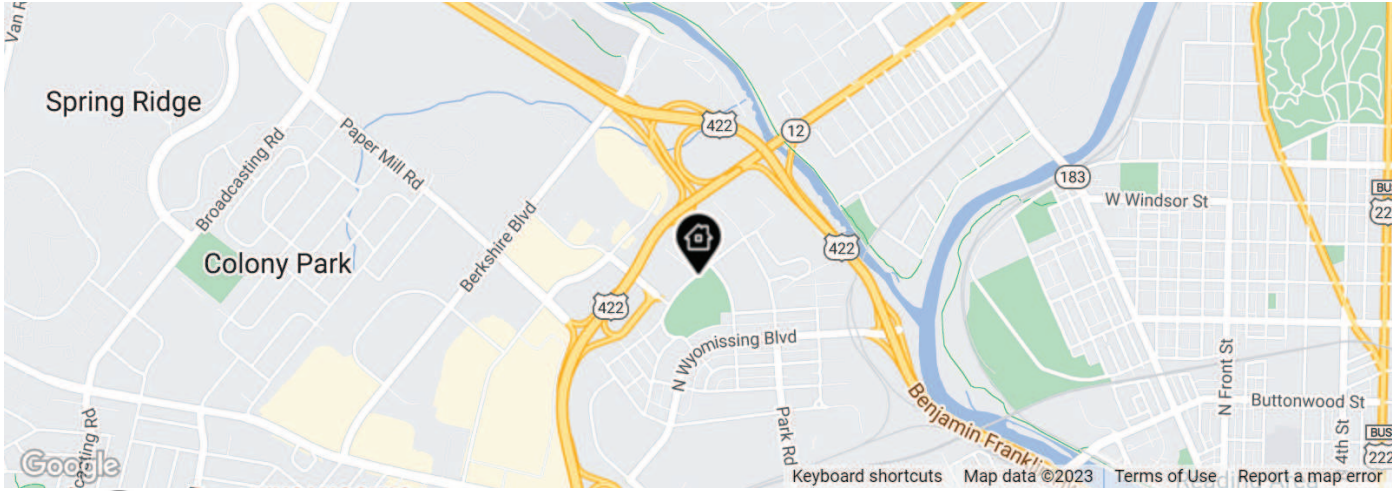
Date	Improvements	Land	Total	Tax
2022	\$2,085,400	\$2,024,900	\$4,110,300	—
2021	\$2,085,400	\$2,024,900	\$4,110,300	—
2020	\$2,085,400	\$2,024,900	\$4,110,300	\$156,878
2019	\$2,085,400	\$2,024,900	\$4,110,300	\$153,014
2018	\$1,180,600	\$2,469,400	\$3,650,000	\$134,492
2017	\$1,180,600	\$2,469,400	\$3,650,000	\$132,210
2016	\$1,180,600	\$2,469,400	\$3,650,000	—
2015	\$1,180,600	\$2,469,400	\$3,650,000	\$40,320
2014	\$1,180,600	\$2,469,400	\$3,650,000	\$40,320
2013	\$1,180,600	\$2,469,400	\$3,650,000	—
2012	\$1,180,600	\$2,469,400	\$3,650,000	—
2011	\$1,180,600	\$2,469,400	\$3,650,000	—
2009	\$4,036,800	\$2,963,200	\$7,000,000	—

## Deed Records

<b>Recording Date</b>	2/16/2018
<b>Document Type</b>	Deed
<b>Sales Price</b>	\$6,000,000
<b>Sales Price Code</b>	Full amount computed from Transfer Tax or Excise Tax
<b>Buyer Name</b>	J
<b>Buyer ID</b>	Company or Corporation
<b>Seller Name</b>	
<b>Seller ID</b>	Company or Corporation
<b>Document #</b>	2018005411
<b>County Transfer Tax</b>	\$30,000
<b>Total Transfer Tax</b>	\$60,000
<b>Contract Date</b>	2/13/2018



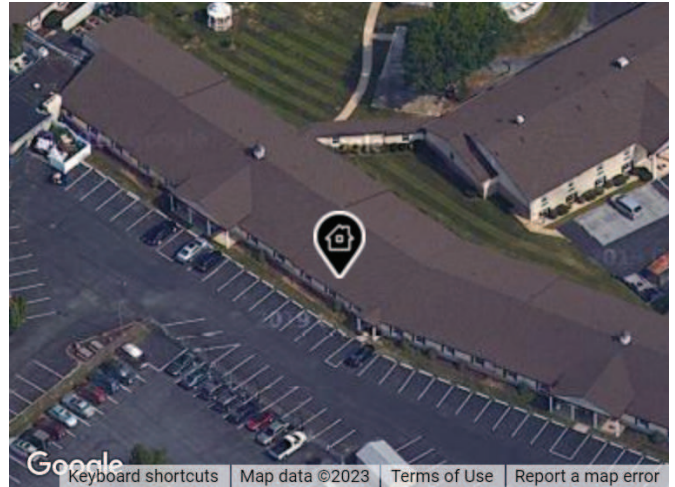
# Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property