

Scan the code for facts, photos & the owner's direct line







SEE PAGE 2

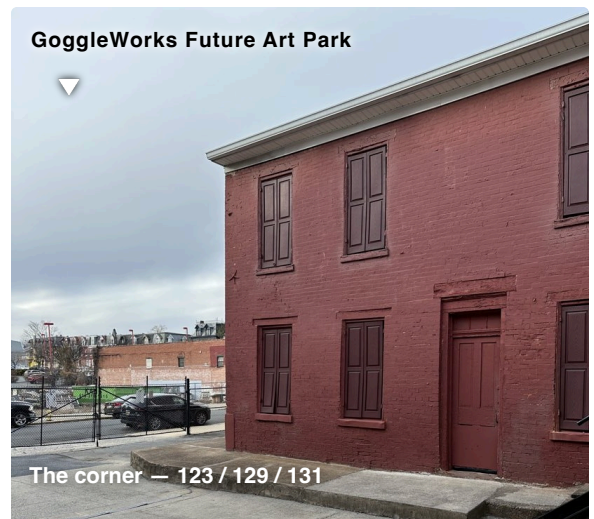
123-131 N. THIRD ST

Reading, PA · three parcels · six spaces · a 24-ft loft · across from GoggleWorks

You're not buying a warehouse. You're buying the only **platform** on the block — one large flexible hub, six leasable spaces, build to suit, and a gated lot — directly across from a 145,000 sq ft arts campus that draws a quarter-million people a year. For less per square foot than the homes on the same street.

WHAT YOU'RE BUYING

- 
Three parcels, one corner
 11,761 sq ft of land · 75 ft of frontage on N. Third Street · gated lot at 131.
- 
The 24-ft loft — the hub
 3,642 sq ft, open beams, New York loft feel · 91-occupant certificate of occupancy.
- 
Six rentable spaces
 9,730 sq ft net rentable · two floors leasable now, four more to put to work.
- 
Across from GoggleWorks Art Center
 145,000 sq ft arts campus · 250,000 visitors a year · new Thorn Alley Kitchen + Art Park underway.
- 
Inside the CRIZ zone
 All three parcels filed by the owner · the buyer inherits the position at closing.
- 
The numbers
 \$665,000 · \$82/sq ft (8,054 sq ft of building) · \$3,416/yr taxes · \$31,200/yr rent on two floors.



Anyone can buy a building.

YOU'RE BUYING A PLATFORM.

One large flexible hub, six leasable spaces build to suit, and an outdoor lot is the physical shape of a platform — a place where many independent operators work as one unit and the owner earns **five ways at once**: base rent, a cut of each operator's sales, in-house services like a bar or a kitchen, per-use fees, and the foot traffic the whole thing throws off that feeds every tenant.

The corridor is moving toward you right now. GoggleWorks' new **Thorn Alley Kitchen** restaurant held its grand opening April 10, 2026. The **Art Park** across the street — two performance stages and an urban food pavilion, funded by a \$600,000 grant secured December 2025 — is in active development. Reading City Council and the Berks County Latino Chamber ran a downtown workshop titled "Empowering the Latino Entrepreneur" — the city pulling in the same direction you'd be walking.

The math is quiet and strong. Commercial space at **\$82 a square foot** of building (8,054 sq ft) — homes on the same block traded at \$58 to \$88 a foot (public deed records). The two office floors alone are valued at **\$31,200** a year, with the tenant paying the utilities, and four more spaces sit ready to build out and lease. Property tax of **\$3,416** on all three parcels, about 35 cents a foot. And all three parcels sit inside Reading's CRIZ revitalization zone, already filed.

Lancaster and Bethlehem both rode this arc. Reading is one block into it — and this is the corner across from the anchor.

Sold as-is, where-is. The bones, the location, and the numbers are here. You bring the vision and your own diligence.

CRIZ — CITY REVITALIZATION AND IMPROVEMENT ZONE

This block is inside Reading's CRIZ. The new taxes your business generates here can come back to help pay for redeveloping the building. Run a busy place, and the property helps fund its own improvements. All three parcels are already filed — the buyer inherits the position.

OPPORTUNITY ZONE — FEDERAL TAX BENEFIT

This address sits inside a federal Opportunity Zone. Hold for the long term and your appreciation can come out free of federal capital-gains tax. The program is now permanent, with a stronger version — added deferral and a basis step-up — starting in 2027. Your advisor picks the timing.

Programs are live and the property qualifies. What the benefit is worth depends on your situation. Confirm with your own tax advisor.

ONE BUILDING, MANY BUSINESSES

Mercado market floor

Event loft hall

Food hall + commissary

Distributor + pickup

Maker studios

Investor hold

\$665,000

asking, all three parcels

250,000

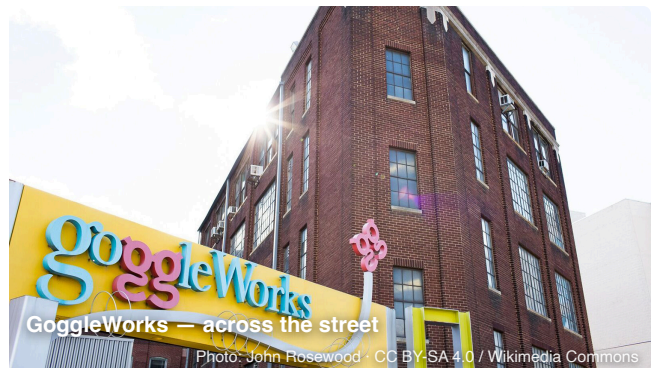
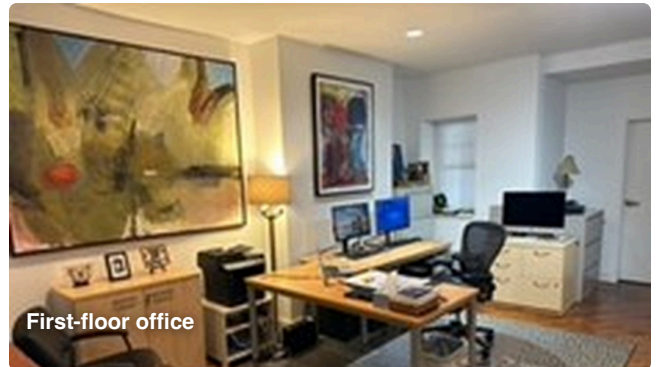
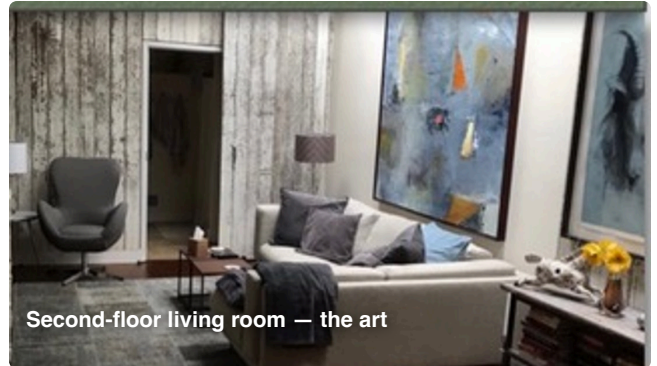
visitors/yr across the street

9,730 sf

net rentable, six spaces

\$31,200

rent on two of six floors



Get every fact in one place.

Scan for the full facts sheet, all photos, and the owner's direct line.
David Telstar · 610-721-9310

dtelstar@comcast.net ·
thethirdstreetplatform.com

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