

FOR SALE

6616 Ruppsville Road
Allentown, PA 18106



3500 Winchester Road, Suite
201, Allentown, PA 18104
610.398.0411 • Fax: 610.398.7294



Contact

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Property Overview

- > **Asking:** \$2,600,000
- > **MLS#** 662573
- > **Available SF:** 28,773
- > Expansive Flex Space,
currently Retail/Bar



NO WARRANTY OR REPRESENTATION, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions, imposed by our principals.

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Photos & Information

Expansive Flex Space!!!

- > Available off of the Lehigh Valley Throughway! Currently retail/restaurant but could suit a variety of users. Space has multiple bar areas, a lofted lounge, covered patio, game room and a dance floor. Kitchen features two walk-in coolers, one walk-in freezer (outside access), ice machine and hot line with fryer, gas grill, flat top grill, 10-burner range, bay marie and hood system. Tremendous opportunity! Located on 4.19 acres of Neighborhood Commercial zone parcel, with just under 30,000SF of total building space, including 21,985 SF Warehouse/Restaurant/Recreational facility. 4,844 SF of office building, partially leased and 1,944 SF pole building. Central location with in 2 miles of I-78, Turnpike, 309, 22. 130+ Parking spaces!!



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