

FOR SALE

1075 Main Street
Hellertown, PA 18055



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



Contact

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Property Overview

- > **Asking: \$575,000**
- > **MLS# 649187**
- > **Available SF: 8,280**
- > Retail Space including
Showroom, Warehouse &
Apartment



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!!!

- > Here is an opportunity to join the thriving Hellertown Main Street business community. This 8,000 +/- SF building includes 1,600 SF of 1st class retail space (completely renovated in 2007; many organic features added). Retail element includes a large open showroom, 2 offices & an ADA restroom. More than 4,000 SF of finished space on the 2nd floor which can be used as shop/storage for inventory. In addition, there is a 3 BD, 2 BA apartment currently leased at \$1,375 per month plus electric. There is also an indoor pool (approx. 9' x 18') which may bode well for a physical therapy venture. Excellent street parking is available. Possibilities are endless--so take the time to schedule an appointment. Located on Rt 412 (Main St) with a Penn Dot Traffic Count of 15,000 vehicles per day, close to I-78, Small basement boiler room with sidewalk trap door access. Retail space & shop/storage space may be leased at \$4,000 per month plus heat & electric.



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