

## Cross Property Full

378 Locke Heights Road, Washington Twp PA, 18013-9643      LP: \$995,000  
 MLS#: 524549      County: Northampton      DOM: 153      CDOM: 153      OLP: \$1,200,000  
 Area: 63 - Washington\_N  
 Status: **Available**      SubDiv:  
 Comments:

### Remarks



OPPORTUNITY IS KNOCKING with this commercial property. 10.43 acres located in Washington Township. Property currently operates as a used car lot, maintenance/performance shop, lifts included, also has a SALVAGE YARD with a CURRENT SALVAGE LICENSE which would be included in the sale. The business uses approx. 3.5 to 4 acres, half of which has an 8' tall fence where the parts cars are housed. 600 FT OF ROAD FRONTAGE and 2 buildings. 4 bay garage and office space in the 1800 sq ft building. Five 10' tall garage doors and office space in the 3250 sq ft building. The roof of the office space also serves as a 390 sq ft wood framed mezzanine. Don't let this opportunity pass you by.

Recent: **11/24/2016 : \$ Reduced : \$1,200K->\$995K**

### Agent/Office Information

Agent: <a href="#">Anita Marie Teel</a> Lic#: RS275859	Agent Ph: (610) 704-2093	Ph Show: 5708977325
Co Agent: <a href="#">Bob Teel</a> Lic#: RS221333L	Co Agent Ph: (570) 897-7325	
Office: <a href="#">Teel Realty (TEEL)</a>	Office Ph: (570) 897-7325	
Co Office: <a href="#">Teel Realty (TEEL)</a>	Co Office Ph: (570) 897-7325	
Sub Agency: 3.5%	Buy Agency: 3.5%	Trans Broker: 1%
Association: MLS		Dual/Var: Yes

### General Information

Prop Type: Commercial	Price/SF:	Sub Prop: Commercial
Yr Built: 1980/Unk	Price/Month:	SF Src:
Front: 600	Lot Acres: 10.43	Lot SF: 454,330
Total Avl SF:		Lot Src: Other
TaxID:		Cross St: Bangor
List Dt: 06/30/2016	Entry Dt: 07/01/201	School D:
Occ Nm: MMI Concepts		Pend Dt:
Owner Nm: James R & Wendy Mamana		Exp Dt:
Occupancy: Owner		Own Ph:
Spc Cond: Not Applicable		Occ Typ: Owner
Agent Rmks: Please use showing icon to schedule all appointments, easy to show, excellent opportunity for any business or organization with large inventory and need for storage. Deed restrictions, deed and plot maps are available to view at our office		
Show Typ: Appointment Only		
Show Inst: Please use showing icon, we need to notify the sellers Please use showing icon		
Directions: From Mt Bethel take 611S to 512S into East Bangor, turn left onto Broad Street, Broad Street becomes Locke Heights, property on the right , see sign		

### Listing Information

Pub Int: Yes	Use Code:	Payment:
Dd/Dc ID: E10 2 9 0134		Zn Cde: Commercial
Options:		Possession: Negotiable

### Building/Site Information

#Stories:	# Doors: 6-10	Total Units:	Block:
	Grade/Driv -in		
Blg SF: 3,250		Office SF:	Parcel:
Location: Corner			
Truck: 10-11 Feet		Business Nm: MMI Concepts	
Ceiling: 10-12 Feet		Level: Grade	
Surface Typ: Gravel		Rail Service:	
Last Use:		Roof: Other Brick building has shingle roof, metal b	
Road: Township			
Parking: On Site			
Included: Real Estate Only Salvage license included			
Potent Use: Auto Service Contact the Washington Township zoning for permuted use			
Construction: Brick, Metal			

### Utility Information

Cool: None	Sewer: None
Heat: Oil Forced hot air	
Water: None	
Utility: 50-200 AMP	

### Financial Information

Cnty Taxes: \$1,281.48	Mun Taxes: \$760.20	Sch Taxes: \$5,887.75	Ttl Taxes: \$7,929.43
Cnty Asmt: \$108,600	Poss Fin: Cash, Conventional		

 Click on the arrow to view CRS Tax

Information is reliable but not guaranteed.