

**101 S Schanck Avenue, Pen Argyl Borough 18072**MLS® #: **756460**County: **Northampton**DOM: **1**CDOM: **1**LP: **\$3,250**OLP: **\$3,250**Area: **62 - Pen Argyl**Status: **Available**

Comments:

SubDiv:

Remarks

Looking for a great commercial space for your business? Look no further! This property is ideal for medical / professional services or general office needs. With 7 individual rooms there's no shortage of privacy. There's ample parking in the rear of the building and it's handicap accessible.

Agent/Office Information			
Agent:	Donna M. Frantz	Lic#: RS342561	Agent Ph: (610) 462-9528
Agent 2nd Ph:			Agent Email: donna.frantz@foxroach.com
Office:	BHHS Fox & Roach Bethlehem	Lic#: RB061717C	Office Ph: (610) 865-0033      Ofc Fax: (610) 974-9430
Address:	3101 Emrick Blvd., Ste 101, Bethlehem PA, 18020		
Association:	MLS		
General Information			
Prop Type:	Commercial		Sub Prop: Commercial, Office Building
Yr Built:	1973	Price/SF: \$0.00	Appr SF:      SF Src:
Front:		Lot Acres:	Lot SF:      Lot Src:
Avl SF:	~This building is a 2 unit. The other side is occupied		Cross St:
Tax ID:	E8NE2D 29 1 0625		School D: Pen Argyl
List Dt:	04/29/2025	Entry Dt: 04/30/2025	Pend Dt:      Exp Dt: 04/29/2026
Occ Nm:			Ph Show: 800-746-9464
Owner Nm:	Double Dingo Properties		Own Ph:
Occupancy:			Occ Typ: Vacant
Agent Rmks:	Owner is willing to make modifications to suit tenants needs. Call or text Donna with any questions 610-462-9528.		
Show Typ:	Appointment Only, Lock Box, Vacant		
Directions:	Rt 33 North towards Stroudsburg - Take PA 512 N ramp to Wind Gap - Turn right onto PA 512 - Turn right onto Park Ave - Turn right onto S Schanck Ave.		
Listing Information			
Pub Int:	Yes	Use Code:	Payment: Up Front
Options:			Possesion: Immediate, Negotiable
Typ Lse:	Triple Net		
Lse Term:	Long Term, Year to Year		
Building/Site Information			
#Stories:		# Doors:	# Unit:      Block:
Blg SF:	3,970	CAM SF:	Office SF: 1,985      Parcel:
Location:	Corner		
Surface Typ:	Black Top		Rail Service:
Perc Test:			Road: City Road
Potent Use:	Medical Service, Office, Other, Professional Service		
Construction:	Brick		
Misc:	ADA Compliant		
Utility Information			
Heat:	Electric	Cool:	Central AC
Water:	Public	Sewer:	Public
Utility:	3 Phase		

Financial Information					
Cnty Taxes:	\$1,026.00	Mun Taxes:	\$1,235.00	Sch Taxes:	\$5,396.00
Cnty Asmt:	\$95,000.00	Poss Finance:	Cash	Ttl Taxes:	\$7,657.00

Property History					
Date	Time	Prev Value	New Value	Change Type	Changed By