

9 Campbell Road, Upper Mt Bethel Twp 18343-5153MLS® #: **744888**County: **Northampton**DOM: **10**CDOM: **10**LP: **\$1,250,000**OLP: **\$1,200,000**Area: **67 - Upper Mt. Bethel**Status: **Available**

Comments:

SubDiv:

Remarks

This well built 9,120 sqft **COMMERCIAL BUILDING** offers high visibility with over 4,000 cars a day and **EASY ACCESS TO ROUTE 80!** The building was constructed in 2003, is a framed building, 2x6 studs, 18" on center, steel exterior, decorative brick wainscot, blown in insulation (walls & ceilings), and interior finished with drywall and has been well maintained during the ownership. There is natural gas zoned radiant heat and central A/C system, 18' ceilings in the warehouse area with 4 12' roll doors and 2 14' roll doors all with automatic openers. Over 3,000 sq ft of office space with 2nd floor direct access which could be more office or additional storage, fenced yard area and an additional detached garage, large approved sign for added visibility. Plenty of natural light throughout, 2 separate bathrooms and 2 private offices in addition to showroom & customer waiting area. The zoning offers many possible uses please check with the township to confirm but the noted uses are auto repair, building trades, office, warehousing, industrial and many more options. It would cost you the offer price just to build this building today.

Agent/Office InformationAgent: **Jason R. Kocsis** Lic#: **AB065807**Agent Ph: **(610) 972-8542**Agent 2nd Ph: **(610) 250-8880**Agent Email: **Jason.KocsisCB@gmail.com**Office: **Coldwell Banker Heritage R E** Lic#: **RB043207C**Office Ph: **(610) 250-8880** Ofc Fax: **(610) 250-8885**Address: **2426 Emrick Blvd., Bethlehem PA, 18020**Association: **MLS**General InformationProp Type: **Commercial**Sub Prop: **Commercial, Garage**Yr Built: **2003** Price/SF: **\$137.06**Appr SF: **9,120** SF Src: **Tax Records**Front: Lot Acres: **1.320**Lot SF: **57,499** Lot Src: **Tax Records**Avl SF: **9,120 9120**

Cross St:

Tax ID: **D10 8 2E 0131**School D: **Bangor**List Dt: **09/17/2024** Entry Dt: **09/17/2024**Pend Dt: Exp Dt: **01/31/2025**

Occ Nm:

Ph Show:

Owner Nm: **Jeffrey & Andrea Evan**

Own Ph:

Occupancy: **Owner**Occ Typ: **Owner**Spc Cond: **Not Applicable**Agent Rmks: **Easy to show, listing agent to be present during showings. The owners would prefer to use two bays on the north side of the building for a few months while their new building is being constructed.**Show Typ: **Appointment Only, List Agent Present**Show Inst: **Appointment only, listing agent will meet you at the property for access**Directions: **From Bangor take Route 512 North to property on right just past 5 points intersection. From Rt. 80, take Rt. 611 South to right on Rt. 512 South, continue approximately 2 miles to building on left before 5 points intersection.**Listing InformationPub Int: **Yes** Use Code:

Payment:

Dd/Dc ID: **2012019601**Zn Cde: **C-COMMERCIAL**

Options:

Possesion: **Negotiable**Building/Site Information#Stories: # Doors: **6-10 Dock**

Unit: Block:

Blg SF: **9,120** CAM SF:Office SF: **3,000** Parcel:Location: **Corner**Truck: **15+ Feet**

Busns Nm:

Ceiling: **16-18 Feet**Prk Spc: **40 Plenty of parking in the front and rear fenced in are**Level: **Multi 2nd floor of office or storage**

Parking:

Surface Typ: **Concrete, Gravel** Rail Service: **None**
 Perc Test: Road: **State, Township**
 Last Use: Roof: **Other**
 Included: **Real Estate Only**
 Potent Use: **Auto Service, Building Trades, Manufacturing, Office, Professional Service, Research and Develop, Retail, Warehouse**
 Construction: **Aluminum, Brick**
 Misc: **Concrete Floor, Fenced Storage, Finished Ceiling, Finished Wall, Outdoor Storage, Restrooms-Private**

Utility Information

Heat: **Gas** Cool: **Zoned Cooling**
 Water: **Well** Sewer: **Septic**
 Utility: **3 Phase**

Financial Information

Cnty Taxes: **\$1,774.44** Mun Taxes: **\$1,396.55** Sch Taxes: **\$9,340.46** Ttl Taxes: **\$12,511.45**
 Cnty Asmt: **\$164,300.00** Poss Finance: **Cash, Conventional**

Property History

Date	Time	Prev Value	New Value	Change Type	Changed By
09/17/2024	8:47 am	1200000.00	1250000	List Price Increased	KOCSISJA
09/17/2024	8:18 am		A	New Listing	KOCSISJA

Photos





