



**Jason Kocsis**  
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 (610) 419-8888

## Client Full w/ Photos

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**67 Park Avenue, Wind Gap Borough 18091-1241**

LP:

**\$1,800**

MLS® #: **771346**

Status: **Available**

County: **Northampton**

Area: **61 - Wind Gap**

SubDiv:



This high-traffic Route 512 location in Wind Gap is available for immediate possession and offers approximately 1,900 SF of restaurant or storefront space. The property features a welcoming front display area complete with coolers, display cases, and a checkout counter, creating an ideal customer-facing environment. The space also includes a fully modern kitchen equipped with a hood vent, walk-in refrigerator, and walk-in freezer—perfect for food service or catering operations. Off-street parking is available for approximately 20 vehicles, providing excellent accessibility for both customers and staff. Tenant is responsible for electric, water, sewer, and trash. This versatile property is well-suited for a coffee shop, restaurant, catering business, or convenience store.

Directions: **Please allow 24 hour notice, shorter notice can be accommodated on the store front. Listing agent present at all showings.**

General Information			
Prop Type:	<b>Commercial</b>	Sub Prop:	<b>Retail</b>
Yr Built:	<b>1960</b>	SF:	
Front:		Lot SF:	<b>6,745</b>
Avl SF:		Cross St:	
Occupancy:	<b>Multi Tenant</b>	School D:	<b>Pen Argyl</b>
Spc Cond:	<b>Not Applicable</b>		

Listing Information	
Possession:	<b>Immediate, Negotiable</b>
Tax ID:	<b>E8SW4B 3 5 0638</b>
Typ Lse:	<b>Double Net</b>
Lse Term:	<b>Long Term Prefers a 3 year plus lease</b>

Building/Site Information			
#Stories:	<b>2.0</b>	# Doors:	
Blg SF:	<b>2,482</b>	CAM SF:	
Ceiling:		Location:	<b>Corner, Free-standing</b>
Level:	<b>Single</b>	Office SF:	
Surface Typ:	<b>Black Top, Gravel</b>	Prk Spc:	<b>20</b>
Perc Test:		Parking:	
Included:	<b>All equipment</b>	Rail Service:	
Potent Use:	<b>Apartments, Beauty Parlor, Convenience Store, Gift Shop, Grocery Store, Professional Service, Restaurant</b>		
Construction:	<b>Brick</b>	Road:	<b>State</b>

Utility Information			
Heat:	<b>Oil Mini split system with oil back up</b>	Cool:	<b>Central AC Mini split system</b>
Water:	<b>Public</b>	Sewer:	<b>Public</b>
Utility:	<b>Gas Available</b>		

Financial Information			
Cnty Taxes:	<b>\$611.28</b>	Mun Taxes:	<b>\$1,018.80</b>
Cnty Asmt:	<b>\$56,600.00</b>	Sch Taxes:	<b>\$3,214.88</b>
		Ttl Taxes:	<b>\$4,844.96</b>

## Photos

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