

## **Offering Memorandum**

**For Sale or Lease**

**1 Liberty Lane, Jonestown, PA 17038**





## ■ Property Summary

Asking Price:	\$990,000.00
Year Built:	2008
Building Size:	5,800 sq ft
Lot Size:	2 acres (fully paved)
Zoning:	Commercial C
Current Use:	Car Wash
Potential Uses:	Mechanic shop, storage units, car lot, or other commercial ventures
Access:	Right off Route 81 (near Jonestown / Lickdale exit)
Lease Option:	Seller willing to lease (terms negotiable)

## ■ Location Highlights

Highly visible and accessible site located just off Interstate 81 in Jonestown, PA. The property benefits from strong daily traffic, nearby commercial growth, and direct connectivity to Route 72 and Route 22, making it ideal for both local and regional businesses.

## ■ Broker Information

### **Carson Perlaki**

Keller Williams Realty

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All information deemed reliable but not guaranteed. Buyer or tenant to verify all details with township and appropriate authorities.