

Confidential, Upper Mt Bethel Twp 18343LP: **\$749,900**MLS® #: **760164**County: **Northampton**

DOM:

CDOM: **0**Area: **67 - Upper Mt. Bethel**Status: **Incomplete**

Comments:

SubDiv:

Remarks

This family-owned, roadside ice cream/food shop which is located in Northampton county, has been in business for over 35 years and is enjoyed by tourists and also a local favorite! Homemade ice cream is the main attraction with over 50 flavors and a variety of food items are also served. There is plenty of indoor and outdoor seating for over 100 people allowing everyone to enjoy the gorgeous view of the river and water gap. This is currently operating as seasonal business with consistent high volume and profitability and has potential for more growth. The sale would include the real estate, all equipment and the business name. **POTENTIAL BUYERS AND AGENTS NEED TO SIGN A NDA, THEN WE WILL SHARE LOCATION AND**

				Agent/Office Information			
Agent:	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 Information			
Prop Type:	Commercial			Sub Prop:	Commercial		
Yr Built:	1962	Price/SF:	\$323.79	Appr SF:	2,316	SF Src:	Tax Records
Front:		Lot Acres:	1.320	Lot SF:	57,499	Lot Src:	Tax Records
Avl SF:				Cross St:			
Tax ID:	B11 11 3 0131			School D:	Bangor		
List Dt:	07/03/2025	Entry Dt:		Pend Dt:		Exp Dt:	12/31/2025
Occ Nm:				Ph Show:			
Owner Nm:	Public record			Own Ph:			
Occupancy:				Occ Typ:	Owner		
Spc Cond:	Not Applicable						
Agent Rmks:	LISTING AGNET WILL SHARE LOCATION AND DETAILS ONCE AN NDA IS SIGNED.						
Show Typ:	Appointment Only, List Agent Present						
Show Inst:	NON DISCLOSURE REQUIRED. 24 Hour notice, showing after hours only (early am is best), Listing agent present at all sh						
Directions:	Confidential, WILL BE SHARED ONCE AN NDA IS SIGNED.						
				Listing Information			
Pub Int:	Yes	Use Code:		Payment:			
Dd/Dc ID:	1-124319			Zn Cde:	31C		
Options:				Possesion:	Negotiable		
				Building/Site Information			
#Stories:		# Doors:		# Unit:		Block:	
Blg SF:		CAM SF:		Office SF:		Parcel:	
Ceiling:				Prk Spc:	35 35+		
Surface Typ:	Gravel			Rail Service:			
Perc Test:				Road:	State		
Included:	Real Estate/Business Real estate, business, equipment and name						
Potent Use:	Convenience Store, Fast Food, Restaurant						
Construction:	Aluminum						
				Utility Information			
Heat:	Propane Tank Leased			Cool:	Central AC, Refrigerated Space		
Water:	Well			Sewer:	Septic		

			Financial Information				
Cnty Taxes:	\$528.12	Mun Taxes:	\$415.65	Sch Taxes:	\$2,779.97	Ttl Taxes:	\$3,723.74
Cnty Asmt:	\$48,900.00	Poss Finance:	Cash, Conventional				
			Property History				

Date	Time	Prev Value	New Value	Change Type	Changed By
Photos					







