

720 EASTON ROAD RIEGELSVILLE, PA 18077

FOR SALE CALL FOR PRICING



Exclusive Agent:

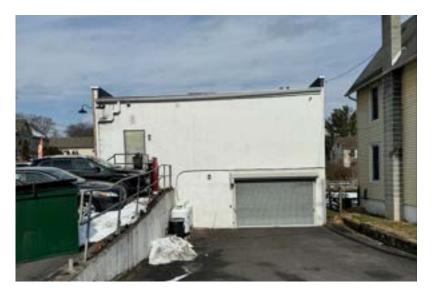
WILLIAM T. DIANA | PRESIDENT 917 - 882 - 3446 WILL@WTDREALTY.COM COREY W. ROSENBLOOM | ASSOCIATE 516 - 382 - 6101 COREY@WTDREALTY.COM

WTD REALTY INC. 45 ROCKEFELLER PLAZA, STE 2000 NEW YORK, NY 10111 ALL INFORMATION FURNISHED REGARDING PROPERTY SALE OR LEASE IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE TO ACCURACY THEREOF AND SAME IS SUBMITTED TO ERRORS AND OMMISSIONS, CHANGE OF PRICE RENTAL OR OTHER CONDITIONS, PRIOR SALES, LEASE OR WITHDRAW WITHOUTNOTICE



PROPERTY INFORMATION

WTD REALTY INC. Has been hired as the exclusive agent to sell 720 Easton Rd, Riegelsville, PA. The property is a 4,000 SF commercial building on a plot of roughly 20,566 SF. The property has a 16 car paved and lined parking lot, which works very well to accommodate the high level of drive-in customers from Easton Rd. Currently the property is being used as restaurant, other retail uses are permissible. Please contact the exclusive agent to arrange a tour our submit an offer.





PROPERTY HIGHLIGHTS

PLOT SIZE: 20,566 SF +/-

BUILDING SIZE: 4,000 SF +/-

UNITS: Currently 1, can be divided into 2

ELECTRIC: Four 3-phase meters

HVAC: 5 Ton Roof top unit

HEAT: 4,100 Galloon Propane Tank

SEPTIC SYSTEM: 1,500 Gallon (10 yr old)

PARKING: 16 Spaces

BASEMENT: Full Basement with drive-in

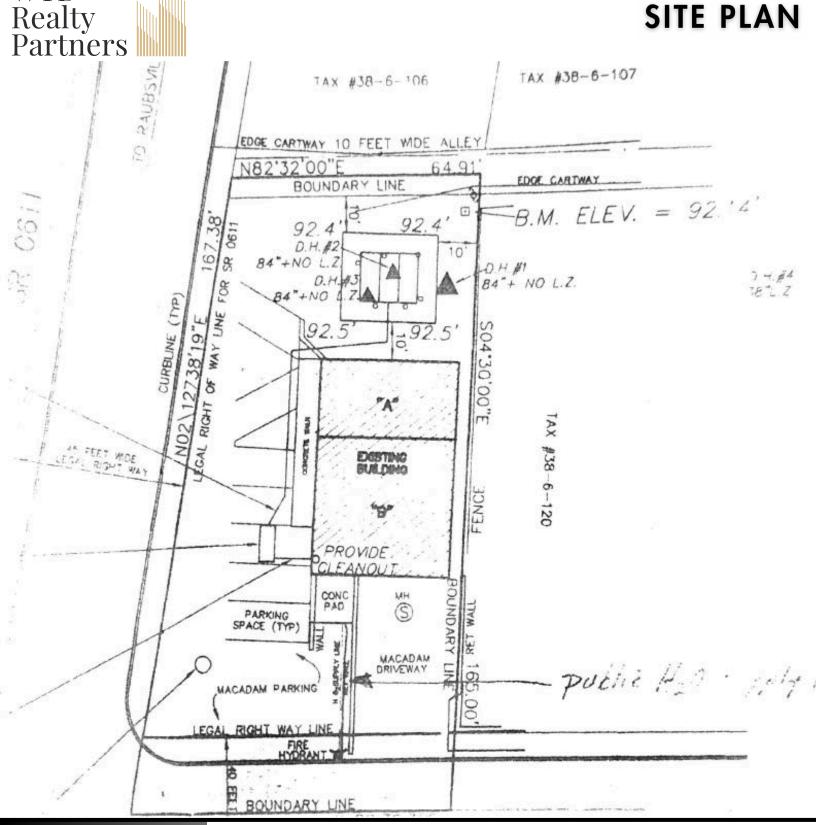
access from the street.

PROPERTY TAXES: \$5,900

TENANT: Current Tenant is paying \$3,000 per month. The lease Expires in August of 2027. If desired, a portion or all of the property can be delivered vacant.

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