

6.1 Acres of Commercial Land

4716 Vera Cruz Road - Center Valley, PA 18034

 COMMERCIAL DIVISIONSM

BERKSHIRE HATHAWAY | FOX & ROACH,
HOMESERVICES REALTORS[®]



This 6.1 acre parcel represents a rare opportunity to own significant commercial acreage in a coveted central Lehigh Valley Location. The Upper Saucon Township zoning code is Agricultural Preservation but the existing By-Right Rural Enterprise use allows for Contractor Headquarters with a solid list of use provisions which make this highly desirable for a variety of trades, contractors, and other owner-user scenarios. The generous entrance from Vera Cruz Road provides immediate access to a large ½ acre fenced area in front of the 2,160 SF warehouse (36'x60'). This metal structure contains three 12x12 drive-in doors, approx.. 15' ceiling height, 200 amp electrical service and the pressure tank to the well. Cold water spigots are currently plumbed on the building's exterior. Behind the warehouse are three landscaping material bins and additional gravel impervious area. This parcel has long been used by successful landscaping businesses and the Seller may also consider purchase terms for the business itself. Call for more information and further allowed-use questions can be directed to the Upper Saucon Township Zoning Office.



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