



For Sale

149 Bond Ln
Brodheads ville, PA 18322

LISTED AT:

\$403,000.00

+/- 3,536 SF office building for sale. The property is currently leased and offers the flexibility to be delivered vacant with proper notice to tenants. This property features four private offices, a full kitchen, full bathroom with a converted garage with a built-out one-bedroom, one-bath apartment originally designed to be used as a training simulator for the current tenant and could be effortlessly transitioned back to office space. The potential of the building is untapped with the versatility of various uses such as apartment buildings, Group homes, single-family/townhomes, retail, bakeries, business offices, microbreweries, restaurants, trade schools, and many more.

Located on heavily traveled Route 209, with high visibility and easy access. Situated next to Brodheads ville Veterinary Clinic, Wawa, St. Luke's Center, LVHN Express Care, and other local and national tenants.

The building is well-maintained by the ownership and supports on-site parking for 10 Vehicles. Call today for additional details.

Mixed Use Property for Sale



Each Office Is Independently Owned And Operated

Property Income

- Gross Income: \$51,600
- Taxes: \$5,457.86
- Insurance: \$1,362
- Net Income: \$44,780



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**Contact me for more details
or to schedule a tour**