

FOR SALE

VALUE-ADD SITE WITH EXISTING BUILDING

.84 ACRES



**MARKWARD
GROUP**

COMMERCIAL, INDUSTRIAL & RETAIL REAL ESTATE

295 N. Delaware Dr. | Easton, PA 18042

2,500 SF Existing Building | Utilities On-Site | **Redevelop, Expand, or Build New**



Key Features

- 2,500 SF Existing Building On-Site - Partially Improved
- Gas, Electric, Water and Sewer On-Site
- Possibility of Adding 8,000 Gross SF Building on Property
- Potential Uses Include:
 - **Service Businesses**
 - **Residential**
 - **Retail**
 - **Many Other Commercial Uses** - See Flyer for Additional Uses
- High-Visibility Site Near Downtown Easton, Adjacent to Waterfront

Location

- City of Easton, Northampton County
- Located on Route 611, 0.3 miles from Route 22
- Adjacent to Lafayette College

Zoning

- River Corridors and Other Green Areas (RC) District
- See final page for property uses

Sale Price

- Contact for details on pricing and plans

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

**For more information,
please contact**

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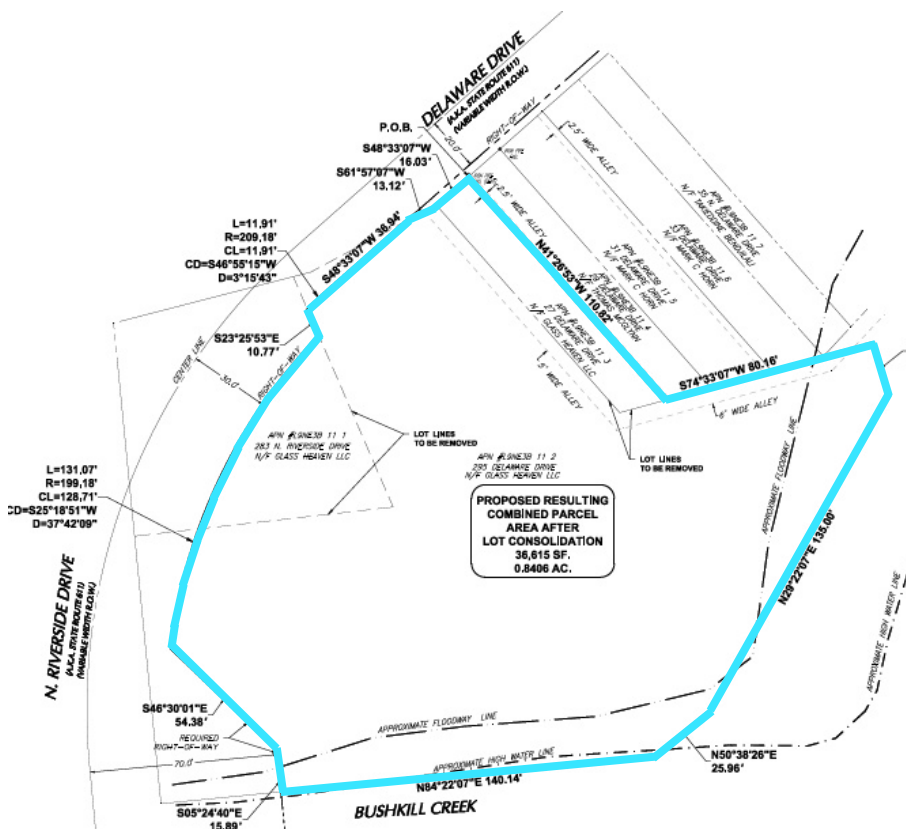


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A photograph of a small, white, rectangular building with a large roll-up door and a small entrance, situated behind a chain-link fence. The building is surrounded by dense green trees and a blue sky with white clouds. A road with yellow double lines is in the foreground, and a yellow diamond-shaped sign is visible on the left side of the road.



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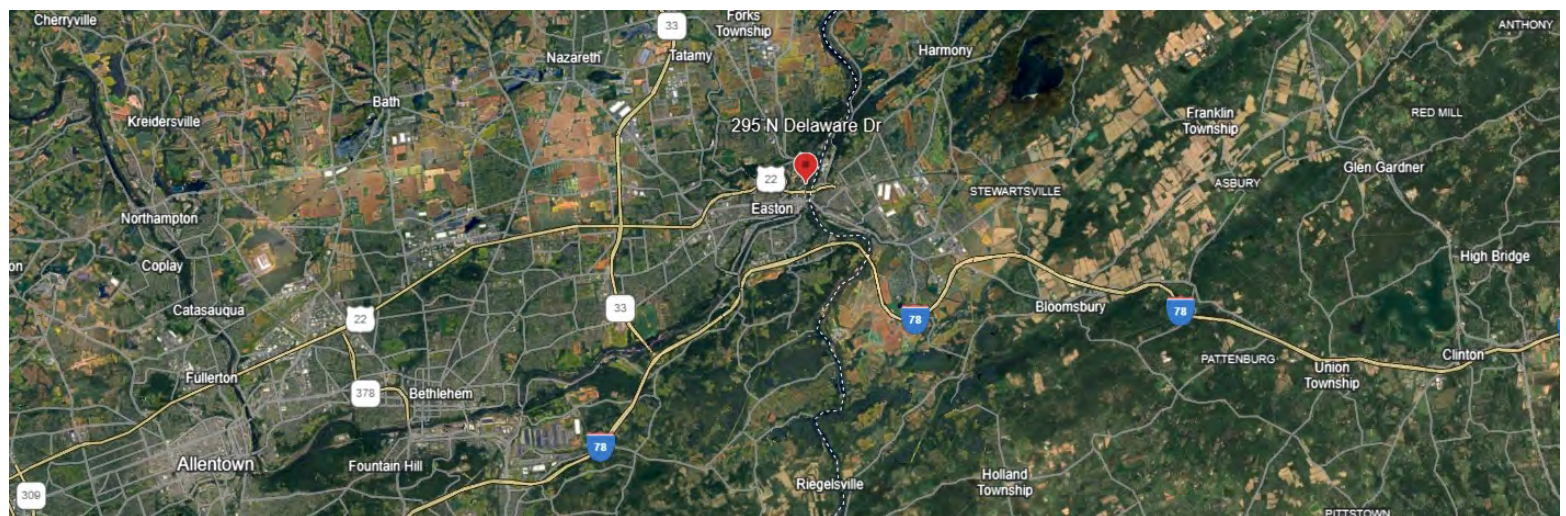
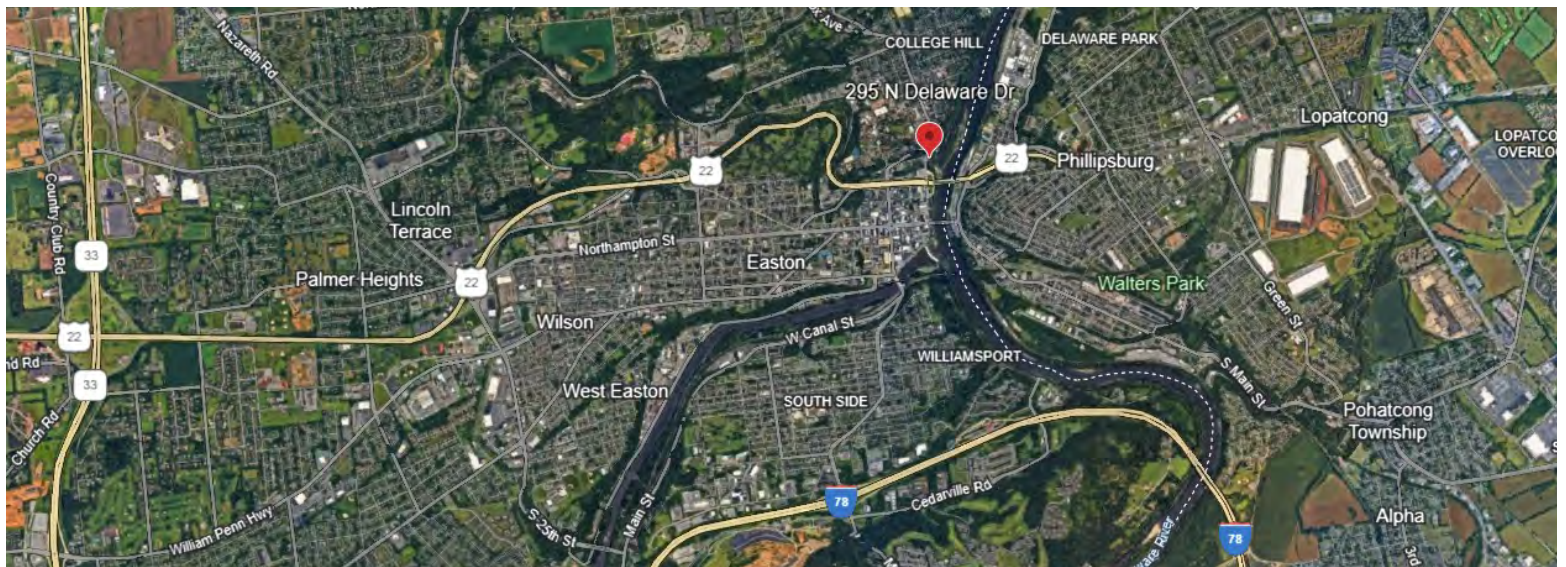
Plan Renderings



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Location



City of Easton Municipal Zoning Ordinance

Section: § 595-17 River Corridors and Other Green Areas (RC) District.

Source: <https://ecode360.com/36576241#36576822>

Permitted uses:

- (1) B3 Parks.
- (2) B6 Athletic facilities.
- (3) C5 Eating and drinking places.
- (4) E1 Educational services.
- (5) E2 Government services.
- (6) I2 Accessory office.
- (7) I3 Small accessory structure.
- (8) I5 Temporary structure.
- (9) I7 Accessory parking area.
- (10) I12 No-impact home-based business.
- (11) J1 Timber activities (in accordance with § 595-32 Supplemental standards).
- (12) J2 Timber harvesting operation (in accordance with § 595-32, Supplemental standards).

Special exception uses:

- (1) A1 Single-family detached dwelling.
- (2) A2 Single-family semidetached dwelling.
- (3) A3 Single-family attached dwelling.
- (4) A8 Residential low-rise.
- (5) A12 Mixed residential/business.
- (6) B1 Cultural activities and exhibitions.
- (7) B2 Amusements.
- (8) B7 Zoo.
- (9) B8 Indoor shooting range.
- (10) C2 General bookstore/coffee shop.
- (11) C3 General merchandise.
- (12) C4 Food establishments.
- (13) C6 Retail specialty establishments.
- (14) C10 Retail sales - large scale.
- (15) D1 Information and data.
- (16) D3 Personal services.
- (17) D4 Business services.
- (18) D5 Repair services.
- (19) D6 Professional services.
- (20) D7 Administrative offices.
- (21) D8 Hotel/motel.
- (22) D15 Medical services.
- (23) D16 Kennel.
- (24) F10 Cottage industry.
- (25) F11 Husbandry.
- (26) H6 Utility services.
- (27) H7 Communications facility.
- (28) I4 Large accessory structures.