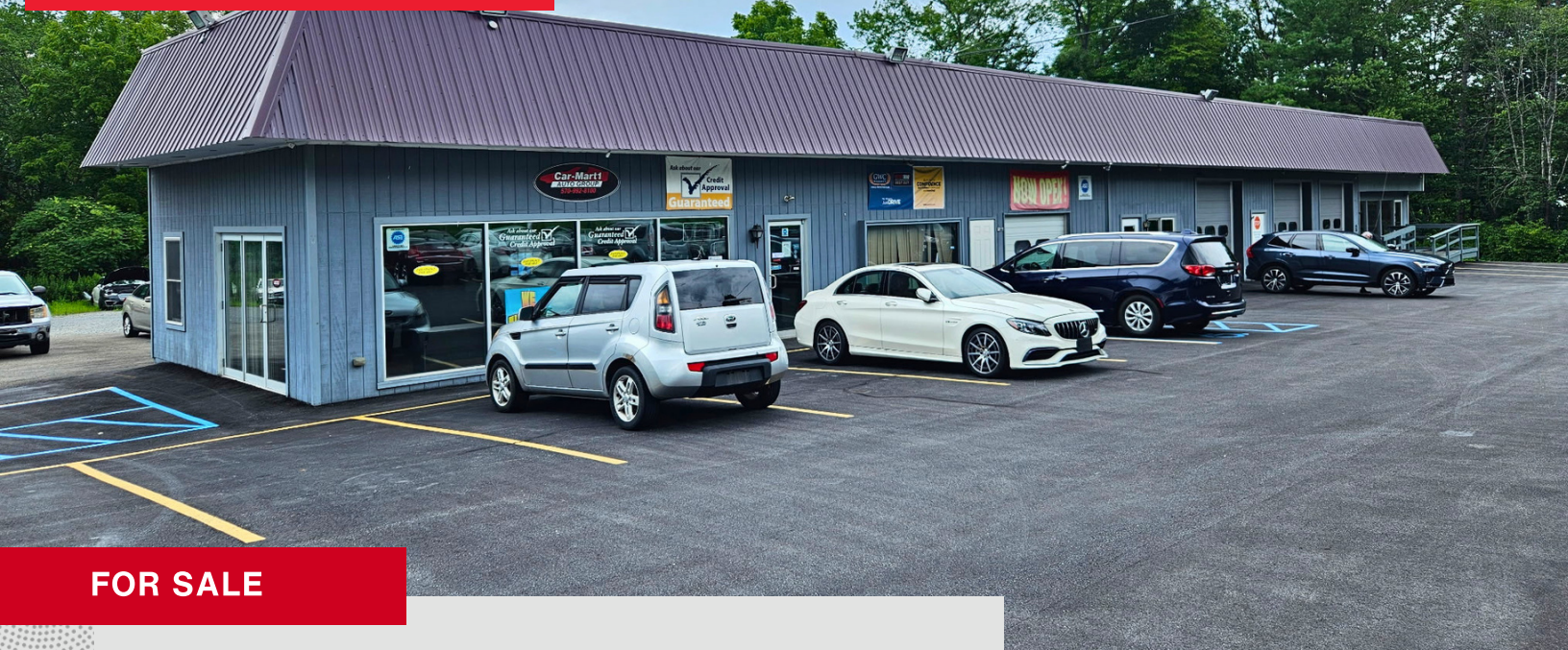




FOR SALE

106 Camellia Rd Brodheadsville, PA 18322

LISTED AT

\$785,000

Four-Bay Garage / Retail

Prime Four-Bay Service Garage & Investment Opportunity in Monroe County, PA

Excellent opportunity to own a well-maintained +/- 5,129 SF four-bay service garage in a highly visible and heavily traveled location along Route 209 in Monroe County. The property offers excellent flexibility for an owner-user, investor, or combination of both, with the potential to operate four separate units for multiple income streams.

Currently, three units are vacant, while one unit is occupied by a month-to-month tenant who is interested in securing a long-term lease, providing an immediate opportunity to establish additional rental income. Property highlights include a new roof, 33 parking spaces, and a functional layout that offers numerous possibilities for automotive, service, contractor, or other commercial uses, subject to zoning and approvals.

Strategically located on heavily traveled Route 209, the property is just minutes from Route 33, Route providing convenient access to major transportation routes and surrounding communities.



Each Office Is Independently Owned And Operated



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