



Jason Kocsis
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 (610) 419-8888

Client Full w/ Photos

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406 Hercules Drive, Stockertown Borough 18083-7028

LP: **\$2,000**

MLS® #: **771616**

Status: **Available**

County: **Northampton**

Area: **57 - Stockertown**

SubDiv:



Conveniently located just 0.5 miles from Route 33, this 40x40 pole building in Stockertown offers excellent accessibility for a variety of business uses. The property features a loft area, additional office space, and parking for up to five vehicles. Previously used by a plumbing business for many years, the building is now a blank slate and ready for immediate occupancy—ideal for a landscaper or small business.

Directions: **From Route 33 take 191 West to L on Commerce Drive to L on Hercules Drive to property on L Behind the main house**

				General Information			
Prop Type:	Commercial			Sub Prop:	Garage		
Yr Built:	1900	Price/SF:	\$22.26	SF:		SF Src:	Tax Records
Front:		Lot Acres:	0.640	Lot SF:	27,878	Lot Src:	
Avl SF:				Cross St:			
Occupancy:	Multi Tenant			School D:	Nazareth		
				Listing Information			
Possesion:	Immediate, Negotiable			Payment:	Over Time		
Tax ID:	J8	6B 2B	0429				
Typ Lse:	Net						
Lse Term:	Year to Year Prefer 12 month lease or more						
				Building/Site Information			
#Stories:	1.0	# Doors:		# Unit:		Block:	
Blg SF:	1,900	CAM SF:		Office SF:	300	Parcel:	
Location:	Free-standing						
Truck:	12-14 Feet			Busns Nm:			
Ceiling:	13-15 Feet			Prk Spc:	5 Off street parking		
Level:	Single			Parking:			
Surface Typ:	Gravel			Rail Service:			
Perc Test:				Road:	Township		
Included:	Lease						
Potent Use:	Building Trades, Professional Service Great for landscaper or storage						
Construction:	Frame						
				Utility Information			
Heat:	None			Cool:	None		
Water:	Public			Sewer:	Public		
Utility:	220 Volt						
				Financial Information			
Cnty Taxes:	\$427.68	Mun Taxes:	\$712.80	Sch Taxes:	\$2,374.02	Ttl Taxes:	\$3,514.50
Cnty Asmt:	\$39,600.00						
Photos							



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