



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:	Lot Src: 27,878
Avl SF:		Cross St:	
Occupancy: Multi Tenant		School D:	Nazareth
Listing Information			
Possession: 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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