

585 Daniels Road, Lower Nazareth Twp 18064-9022MLS® #: **746596**County: **Northampton**DOM: **2**CDOM: **204**LP: **\$24,750**OLP: **\$24,750**Area: **55 - Lower Nazareth**Status: **Available**

Comments:

SubDiv:

Remarks

This property is for rent and ready for immediate occupancy. It offers a 5.4 acre corner property situated in the TD 9 District and a high traffic location. The property is completely fenced, offers a 10,000 sqft building, approx. 1,600 sqft is office space, there is a second floor area used as office 1,800 sqft, 2 bathrooms, there are two main entry doors that are 22 ft high, high ceiling heights at 24 ft. There was a clear phase one completed, an active HOP permit and the property was recently approved or an equipment rental. This is a triple net lease.

Agent/Office InformationAgent: **Jason R. Kocsis** Lic#: **AB065807**Agent Ph: **(610) 972-8542**Agent 2nd Ph: **(610) 250-8880**Agent Email: **Jason.KocsisCB@gmail.com**Office: **Coldwell Banker Heritage R E** Lic#: **RB043207C**Office Ph: **(610) 250-8880** Ofc Fax: **(610) 250-8885**Address: **2426 Emrick Blvd., Bethlehem PA, 18020**Association: **MLS**General InformationProp Type: **Commercial**Sub Prop: **Other**Yr Built: **1989** Price/SF: **\$0.00**Appr SF: **235,224** SF Src: **Tax Records**Front: **5.400** Lot Acres: **5.400**Lot SF: **235,224** Lot Src: **Tax Records**Avl SF: **K7 19 14C 0418**Cross St: **Gremer**Tax ID: **K7 19 14C 0418**School D: **Nazareth**List Dt: **10/08/2024** Entry Dt: **10/08/2024**Pend Dt: **12/31/2024** Exp Dt: **12/31/2024**

Occ Nm:

Ph Show:

Owner Nm: **Sind Lic**

Own Ph:

Occupancy: **Vacant**Occ Typ: **Owner**Spc Cond: **Not Applicable**Agent Rmks: **Listing agent must be present for all showings.**Show Typ: **Appointment Only, Vacant**Show Inst: **Listing agent must be present**Directions: **From 22 take 191 N to L on Daniels to site on left approx 1.5 miles**Listing InformationPub Int: **Yes**

Use Code:

Payment: **Over Time**Prop Share: **SF 1st year:**Warranty: **None**

Options:

Possesion: **Immediate**Typ Lse: **Triple Net**Lse Term: **Long Term, Option to Buy**Building/Site Information#Stories: **2.0**# Doors: **1-5 Grade/Drive** # Unit:

Block:

Blg SF: **9,196**

CAM SF:

Office SF: **1,686**

Parcel:

Truck: **12-14 Feet**

Busns Nm:

Ceiling: **16-18 Feet**Prk Spc: **100**Level: **Multi**

Parking:

Surface Typ: **Gravel**

Rail Service:

Perc Test:

Road: **State**Included: **Real Estate Only**Potent Use: **Building Trades, Manufacturing, Professional Service, Warehouse**Construction: **Metal**

		Utility Information	
Heat:	Electric	Cool:	None
Water:	Public	Sewer:	Septic
Utility:	3 Phase		

Financial Information			
Cnty Taxes:	\$1,057.32	Mun Taxes:	\$440.55
Cnty Asmt:	\$97,900.00	Sch Taxes:	\$5,700.72
		Ttl Taxes:	\$7,198.59
		Poss Finance:	Cash, Conventional

Property History					
Date	Time	Prev Value	New Value	Change Type	Changed By
10/08/2024	3:50 pm		A	New Listing	KOCSISJA

Photos



