

339 Grange Road, Allentown City 18106-9343MLS® #: **620262**County: **Lehigh**DOM: **142**CDOM: **142**LP: **\$750,000**OLP: **\$750,000**Area: **26 - Upper Macungie**Status: **Available**

Comments:

SubDiv:

Remarks

Incredible opportunity to purchase established, well-known greenhouse/nursery business and real estate. Occupying 4+ acres, property encompasses over one acre of indoor growing space, half of which has rolling ebb & flow benches. In addition to the indoor growing space there, is approximately 1/2 acre of irrigated outdoor growing space. Also on site is a steel frame warehouse with 2 walk-in coolers. Three of the growing houses have automated shade curtains, two being controlled by an Argus computer system. For retail, there are multiple indoor display, accessory and gift areas, one of which boasts a small above-ground water pond with waterfall. Completing the property is a 2,057 sq.ft. two-story, 4BR, 1.5 BA residence with finished basement. Ideally situated directly across the street from Grange Park in growing Upper Mac. Twp. Property lends itself to many uses and could be acquired as a going concern or even for possible redevelopment. See Zoning Ordinance for approved uses.

Agent/Office InformationAgent: **Robb A. Werley Lic#: RS316987**Agent Ph: **(908) 313-5373**

Agent 2nd Ph:

Agent Email: **raverley@ptd.net**Office: **BetterHomesRealtyLehighValley Lic#: RB068948**Office Ph: **(610) 481-9660**Ofc Fax: **(610) 481-9699**Address: **7819 Main Street, PO Box 126, Fogelsville PA, 18051**Sub Agency: Buy Agency: **2.5**

Trans Brkr:

Dual/Var: **No**Association: **MLS**General InformationProp Type: **Commercial**Sub Prop: **Commercial, Conforming, Retail**Yr Built: **1979** Price/SF: **\$129.38**Appr SF: **5,797**SF Src: **Tax Records**Front: **580.00** Lot Acres: **4.190**Lot SF: **182,516**Lot Src: **Tax Records**

Avl SF:

Cross St:

Tax ID: **546578256764001**School D: **Parkland**List Dt: **08/21/2019** Entry Dt: **08/21/2019**

Pend Dt:

Exp Dt: **08/15/2020**

Occ Nm:

Ph Show:

Owner Nm: **Segan Jeffrey & Kathy**

Own Ph:

Occupancy: **Owner**

Occ Typ:

Spc Cond: **Not Applicable**Show Typ: **24-Hour Notice, Appointment Only, List Agent Present**Directions: **From Rte 22/I-78, North on Rte 100 turn right (east) onto Tilghman St. Travel 1.2 miles then right onto Ruppssville Rd. Travel 1.2 miles and continue onto Grange Rd for additional .2 miles. Property is on left.**Listing InformationPub Int: **Yes**

Use Code:

Payment:

Dd/Dc ID:

Zn Cde: **PA077**

Options:

Possesion: **Negotiable**Building/Site Information

#Stories:

Doors:

Unit:

Block:

Blg SF:

CAM SF:

Office SF:

Parcel:

Location: **Free-standing**

Truck:

Busns Nm: **Segan's Bloomin' Haus**Level: **Grade**Parking: **On Site**Surface Typ: **Gravel**

Rail Service:

Perc Test:

Road: **State**Included: **Real Estate/Business**Potent Use: **Medical Service, Other, Retirement Nursing, Wholesale**

Utility Information

Heat: **Propane Tank Owned** Cool: **None**
 Water: **Well 2 high yielding wells on site** Sewer: **Septic**
 Utility: **Gas Available, Propane, 120 Volt, 220 Volt, 50-200 AMP, 500-800 AMP Greenhouses/Nursery has one 200 amp service and one 600 amp. Residential building has 200 amp service.**

Financial Information

Cnty Taxes: **\$1,688.23** Mun Taxes: **\$296.83** Sch Taxes: **\$7,332.68** Ttl Taxes: **\$9,317.74**
 Cnty Asmt: **\$463,800.00** Poss Finance: **Cash, Conventional**

CRS Tax

Tax ID: **546578256764001** Prop Type: **COMMERCIAL**
 Address: **339 Grange Road, Allentown 18106-9343** City Tax: **\$296.83**
 County: **Lehigh** SF: **5,797** Cnty Tax: **\$1,688.23**
 Sub-d: Acres: **4.19** Ttl Tax: **\$9,317.74**
 Water: Year Built: **1979** Lot Dim: Ap Impv: **\$348,500.00**
 Sewer: Electric: Gas: Ttl Asmnt: **\$463,800.00**
 Impv Type: **SINGLE FAMILY - DETACHED** Ap Land: **\$115,300.00**
 Road Type: Ap Ttl Tx: **\$463,800.00**
 Owner: **Segan Jeffrey J** Owner 2: **Kathy E**
 Owner Add: **339 Grange Rd Allentown PA 18106-9343**
 Land Use: **Greenhouse/Nursery**
 Legal: **Property Address: 0339 Grange Rd /Tile Number: 455603/School District: Parkland School District /Family Rooms: 1**

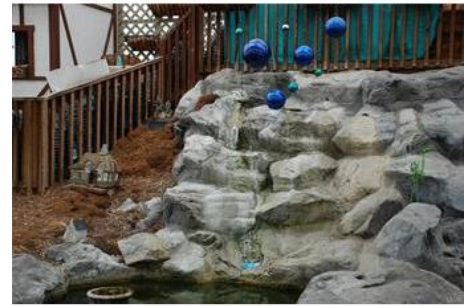
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Property History

Date	Time	Prev Value	New Value	Change Type	Changed By
08/21/2019	4:13 pm		A	New Listing	WERLEYRO

Photos





An aerial photograph showing a mix of industrial and residential zones. On the left, there are several large industrial buildings with grey roofs. In the center, a large, rectangular, light-colored structure, possibly a stadium or arena, is visible. To the right, a dense residential neighborhood with many small houses is shown. A red arrow points from a white box labeled 'SUBJECT PROPERTY' to a small, rectangular building situated between the industrial area and the residential neighborhood. A multi-lane road or highway runs along the bottom of the image.

SUBJECT PROPERTY

