

6768 Kernsville Road, Lowhill Twp 18069MLS® #: **623742**County: **Lehigh**DOM: **108**CDOM: **108**LP: **\$1,650**OLP: **\$2,200**Area: **29 - Lowhill**Status: **Available**

Comments:

SubDiv:

Remarks

Newly constructed, single-tenant office building along busy corridor in Lowhill Township. Easy access to major Lehigh Valley arteries. Ready for fit-out to Tenant's specifications. Perfect location for medical, professional services, or any other small business that prefers a stand alone building . Owner is a licensed PA Realtor.

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

Agent 2nd Ph:

Agent Email: **rawerley@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: **1/2 month** Trans Brkr: Dual/Var: **No**Comments: **Buyer Commission 1/2 month for 1 yr. lease. Multi-year lease commission would be 2.5%, 2%, 1.5%, 1%, .5% for years 1-5 respectively.**Association: **MLS**General InformationProp Type: **Commercial**Sub Prop: **Commercial, Office Building, Other**Yr Built: **2019** Price/SF: **\$0.00**Appr SF: SF Src: **Builder's Data**Front: Lot Acres: **0.601**Lot SF: **26,179** Lot Src: **Tax Records**

Avl SF:

Cross St:

Tax ID: **545756412320 001**School D: **Northwestern Lehigh**List Dt: **09/24/2019** Entry Dt: **09/24/2019**Pend Dt: Exp Dt: **04/30/2020**

Occ Nm:

Ph Show:

Owner Nm: **Robb A & Brenda L Werley**

Own Ph:

Occupancy: **Single Tenant**

Occ Typ:

Show Typ: **Appointment Only, List Agent Present**Directions: **Rte 100 north from Fogelsville, turn right onto Kernsville Rd (east). Travel 1.2 miles, property on the right.**Listing InformationPub Int: **Yes** Use Code:Payment: **Over Time**Options: Possesion: **Negotiable**Typ Lse: **Triple Net**Lse Term: **Long Term, Year to Year**Building/Site Information#Stories: **1.0** # Doors: **1-5 Grade/Drive** # Unit: Block:Blg SF: **1,650** CAM SF: Office SF: **1,650** Parcel:Location: **Free-standing**Ceiling: **0-9 Feet** Prk Spc: **9**Level: **Grade** Parking: **On Site**Surface Typ: **Black Top** Rail Service:Perc Test: Road: **State**Included: **Lease**Potent Use: **Gift Shop, Medical Service, Office, Other, Professional Service, Retail, Wholesale**Misc: **ADA Compliant, ADA Restrooms, Restrooms-Private**

Heat: Electric		Utility Information	
Water: Well		Cool:	Central AC
Utility: 120 Volt, 220 Volt, 50-200 AMP		Sewer:	Septic

Financial Information	
Cnty Taxes:	Mun Taxes:
Cnty Asmt:	Poss Finance:
	Sch Taxes:
	Ttl Taxes:

Property History					
Date	Time	Prev Value	New Value	Change Type	Changed By
11/21/2019	1:50 pm	2200.00	1650	List Price Reduced	WERLEYRO
09/24/2019	2:25 pm		A	New Listing	WERLEYRO

Photos



2867 Post Road, Lowhill Twp 18069MLS® #: **604553**County: **Lehigh**DOM: **300**CDOM: **300**LP: **\$700.00**OLP: **\$700.00**Area: **29 - Lowhill**Status: **Available**

Comments:

SubDiv:

Remarks

Offering approximately 525 sq.ft. office space currently configured as 4 individual office spaces and small entry/reception area. Individual offices easily adaptable to conference room(s), storage, etc. Lease includes allotment of 2 parking spaces.

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Agent 2nd Ph:

Agent Email: **rawerley@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: **350**

Trans Brkr:

Dual/Var: **No**Association: **MLS**General InformationProp Type: **Commercial**Sub Prop: **Commercial, Office Building, Other**Yr Built: **1958** Price/SF: **\$0.00**Appr SF: SF Src: **Taped**

Front: Lot Acres:

Lot SF: Lot Src:

Avl SF:

Cross St: **Kernsville Rd**Tax ID: **545755575316 001**

School D:

List Dt: **03/16/2019** Entry Dt: **03/16/2019**Pend Dt: Exp Dt: **03/16/2020**

Occ Nm:

Ph Show:

Owner Nm: **Freeman**

Own Ph:

Occupancy: **Multi Tenant, Owner, Single Tenant**

Occ Typ:

Show Typ: **Appointment Only, List Agent Present**Show Inst: **Listing agent to accompany all showings.**Directions: **From Rte 100 N, right on Kernsville Rd east, right on Post Rd. Building on left hand side after 100 yards.**Listing InformationPub Int: **Yes**

Use Code:

Payment:

Over TimeTyp Lse: **Triple Net Tenant responsible for only telephone and internet**Lse Term: **Long Term, Year to Year**Building/Site Information

#Stories:

Doors:

Unit:

Block:

Blg SF: **7,400**

CAM SF:

Office SF: **525**

Parcel:

Ceiling: **0-9 Feet**Level: **Grade**

Prk Spc:

Parking: **On Site**Surface Typ: **Black Top**

Rail Service:

Perc Test:

Road: **Township**Included: **Lease**Potent Use: **Office, Other, Professional Service, Retail**Misc: **Finished Ceiling, Finished Wall, Furniture & Fixtures, Inside Storage, Restrooms-Private**Utility InformationHeat: **Electric Landlord to pay for heat**

Cool:

Central AC Landlord to pay for coolingWater: **Well Landlord to pay for water**

Sewer:

Septic Landlord to pay for sewerUtility: **120 Volt, 50-200 AMP Landlord to pay for electric**

Cnty Taxes:	Mun Taxes:	Sch Taxes:	Ttl Taxes:
Cnty Asmt:	Poss Finance:		

Property History

Date	Time	Prev Value	New Value	Change Type	Changed By
03/16/2019	4:42 pm		A	New Listing	WERLEYRO

Photos

