Potential Office/Home Business • $435,000

841 Slate Belt Blvd, Bangor PA
(Bordering Slate Belt Nursing & Rehabilitation Center)

Executors of actively operating funeral home in northern Northampton County seek local funeral-industry or other professionals (medical, legal, accounting, real estate, etc.) interested in opening new location or adding another facility. Real property -- bordered by Slate Belt Nursing & Rehabilitation Nursing Center -- includes 4,322 sf building comprised of business/service areas and attached residence with oversized 2-car garage on 1.03 acres and serene wooded backdrop. Separate heat pump/HVAC, meters for business vs. living space. Existing paved lot for 10+ vehicles; future paving option for additional overflow space. Business area features paved, drive-up, drop-off/pick-up area at main entrance with minimal walk to large open area currently used as 80+ seat viewing room, sunroom, office, sitting/reception room, gender-specific restrooms, and utility room. Attached residence has modern, updated kitchen with direct access to large open area, 4 bedrooms, 2 full baths, including master suite. Dining area and large family/living room lead to private, fenced backyard, covered patio, in-ground pool. Book of business available at additional cost; fully-executed NDA required for business details.

25-page Marketing Brochure Available
Contact Colette Weir, REALTOR
One Valley Realty, 2030 W T Ilghman St, Allentown
Office: 610-432-7175; Mobile: 610-428-6317
<Colette@OneValleyRealty.com>

Sale of Estate by Co-Executors...Current owners desire to divest of both real estate and funeral business simultaneously, but will seriously consider offers from non-funeral-affiliated businesses, i.e. medical, legal, accounting, retail, etc. List price of real estate/real property is $435,000; business value of existing equipment and pre-need contracts remains confidential for release directly by ownership only to confirmed, licensed, qualified supervisors or active owners who sign and agree to all terms of Confidentiality/Non-Disclosure Agreement.

• 4,322 sf building combines business and residence with 4 bedrooms, 2 full baths, oversized 2-car garage; bordered by Slate Belt Nursing & Rehab Center

• Present funeral service layout can accommodate alternate home/business usages, medical, legal, accounting, real estate, etc.

• Grade level, paved, drive-up, drop-off/pick-up area at entrance to business area, plus paved parking for 10 vehicles

• Impressive foyer, reception/waiting area, sunroom, existing office(s), 2 powder rooms, utility rooms

• Large, open business area with fireplace can be demised to separate offices; Master suite includes fireplace, full bath and walk-in closet

• Residence features modern updated kitchen, spacious dining and living/family rooms, covered patio, fenced yard, and in-ground pool
PRICE: 150,000

NOTES:
Building size: 44,431 SF
Site Size: 1.02 ACRES
Parking Space: ON SITE
Ceiling Height: 9’
Utilities:
POTENTIAL USE: AUTO SERVICE, BEAUTY PARLOR, BUILDING TRADES, CARWASH, CONVENIENCE STORE, FAST FOOD, GIFT SHOP, GROCERY STORE ECT.
PRICE: 350,000

NOTES:
Building size: LARGE BARN ON SITE
Site Size: 25.87 ACRES
Parking Space: BLACK TOP
Ceiling Height:
Utilities:

POSSIBLE USE: MULTIUSE POSSIBILITIES WITH NATURAL GAS IN MAIN STREET. GENERAL BUSINESS, COMMERCIAL, INDUSTRIAL MANUFACTURING, OFFICE, WAREHOUSE
MT BETHEL HIGHWAY
MT BETHEL TWP.

Northampton County

FAITH SARISKY
BROKER/OWNER 610-349-5059

PRICE: 199,000

NOTES: COMMERCIAL LAND
Building size: INCLUDES 864 SQ FOOT BLOCK GARAGE
Site Size: 9.74 ACRES
Parking Space:
Ceiling Height:
Utilities:

POSSIBLE USES, SINGLES FAMILY RESIDENCE, GROUP CARE, ELDERLY HOUSING, FAMILY CARE ETC.
STOREFRONT AND 2 APARTMENTS
SALE OR LEASE
31 Broadway • Bangor, PA 18013

REF# 2446-CB/LS
Building Size: 10,824± SF
Sale Price: $449,000
Available Space: 7,216± SF (Street level + basement)
Lease Price: $2,500/MO + Utilities
Zoning: GB - General Business (Bangor Boro)
Utilities: Public water & sewer

Recently renovated three unit mixed-use building in Downtown Bangor. Street level (available for lease) features over 3,600 square feet of retail space with large display windows. Included in lease price is another 3,600SF of usable space in the full height basement.

Upper floor features two completely renovated spacious apartments. One two bedroom, one bath and one three bedroom, one bath. Off street parking behind building for tenants.

Be a part of the revitalization of Downtown Bangor. Adjacent to Merchants Bank with nearby properties being renovated and new businesses opening!

Michael Baxter & Associates
COMMERCIAL REAL ESTATE & PROPERTY MANAGEMENT
1992 W MAIN ST, STROUDSBURG, PA 18360
(570) 421-7466 or (800) 930-9788
www.BaxCommercial.com

All information deemed reliable but not guaranteed.
5,000SF FREESTANDING BUILDING FOR LEASE
216 Blue Valley Dr. • Bangor, PA 18013

REF# 2598-LS
Lease Rate: $3,200/MO NNN
Building Size: 5,000± SF (50' x 100')
Site Size: 1.75± Acres
Zoning: C (Washington Township)

Functional building with flexibility for many different possible uses. Space is clear span with limited existing buildout, garage door, restroom and gas heat. Outside features ample paved parking, on-building and pylon signage.
Located adjacent to Penn Jersey Gas & Food Mart.

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1992 W MAIN ST, STRoudsburg, PA 18360
(570) 421-7466 or (800) 930-9788
www.BaxCommercial.com

All information deemed reliable but not guaranteed.
REF# 2515-CL
Price: $1,995,000
Site Size: 71.23± Acres
Zoning: IL - Light Industrial/Commercial
Utilities Available: Public water/sewer/gas

Light industrial site in near market location.
Site offers access to all central utilities including; water, sewer and natural gas. One existing and one potential road access point and rail line frontage. Former quarry occupies a portion of the property.
Nine miles or less to reach I-80 at Columbia, NJ or Stroudsburg, PA. Seven miles to PA 33 at Wind Gap and Nineteen miles to I-78 and PA 33 interchange.
15 MAIN STREET
BANGOR PA
Northampton County

FAITH SARISKY
BROKER/OWNER 610-349-5059

PRICE: 79,900

NOTES:
Building size: 8,508 SF
Site Size: .195 ACRE
Parking Space: 10 DEEDED SPACES
Ceiling Height: 13-15
Utilities:
POSSIBLE USES: APARTMENT, BEAUTY PARLOR, CONVENIENCE STORE, GIFT SHOP ETC.
55 NORTH MAIN ST
BANGOR BOROUGH
Northampton County

FAITH SARISKY
BROKER/OWNER 610-349-5059

PRICE: 120,000

NOTES: COMMERCIAL LAND
Building size:
Site Size: 2.33 ACRES
Parking Space:
Ceiling Height:
Utilities:

LOCATED BETWEEN CVS AND THE LAUNDRY MAT. BEST USE, RETAIL
STORE, STROP MALL, RESTAURANT.