

PRICE
REDUCTION!
for sale/lease



6305 Route 309

NEW TRIPOLI



559 MAIN STREET, SUITE 300 • BETHLEHEM, PA 18018 • ALT-REALTY.NET

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2030 TILGHMAN STREET, SUITE 203, ALLENTOWN, PA 18104 • ONEVALLEYREALTY.COM



Commercial Site

6305 Route 309 sits at a signaled intersection. It consists of 4500 SF of finished office space and 5500 SF of high ceiling, concrete floor garage/warehouse space (this was a former collision center). Currently the office space is leased as follows: St. Lukes occupies 2500 SF and an Accountant occupies 2000 SF. The 5500 SF of garage/warehouse space is currently vacant and for lease. Owners currently in negotiations with cell tower company which will add roughly \$12,000 to the NOI.

Features

Sale Price	\$724,500
Lease	\$8/SF NNN (5,500SF garage/warehouse)
Rental Income	\$47,238.72
Building Size	10,457 SF
Zoning	RV
Ceiling Height	Varies from 16-18 feet
Docking	None
Parking Ratio	28 spaces: 2.67/1,000 SF
Utilities	3p (power)
Heating	Forced Air Electric, separately metered
Water	Well

