

FOR SALE

SERVICE STATION/CONVENIENCE STORE

1670 N Delaware Drive, Easton, PA 18040



OFFERING SUMMARY

SALE PRICE:	\$890,000
LOT SIZE:	1.14 Acres
BUILDING SIZE:	2,668 SF
ZONING:	R-20/Low Density Residential

PROPERTY OVERVIEW

Price Reduced!!!

Great opportunity for an owner/occupant to take over a thriving business.

This building was recently purchased and fully renovated.

Currently, this property is home to beer, gas and food sales. This property includes 4 gas pumps and a ~2,300 sf retail space being used for beer and food sales. Property features a full commercial kitchen and ample space for food prep. There is an outdoor patio seating space as well as an indoor dining area.

This property also has a separate ~600 sf commercial space that could produce additional income.

Property is located on busy Route 611 just 1.7 miles north of Lafayette College and 1.3 miles south of Riverview Country Club in Easton, PA. Minutes from Routes 22, 33 and 248.

PROPERTY HIGHLIGHTS

- Recently Fully Renovated
- 2 miles from Route 22
- Fully Equipped Kitchen
- Scenic View of Delaware River in Dining Area
- Full Inventory and E Liquor License Included in Sale

ALLENTOWN, PA



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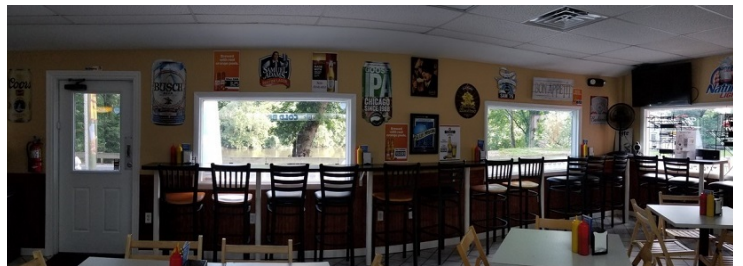
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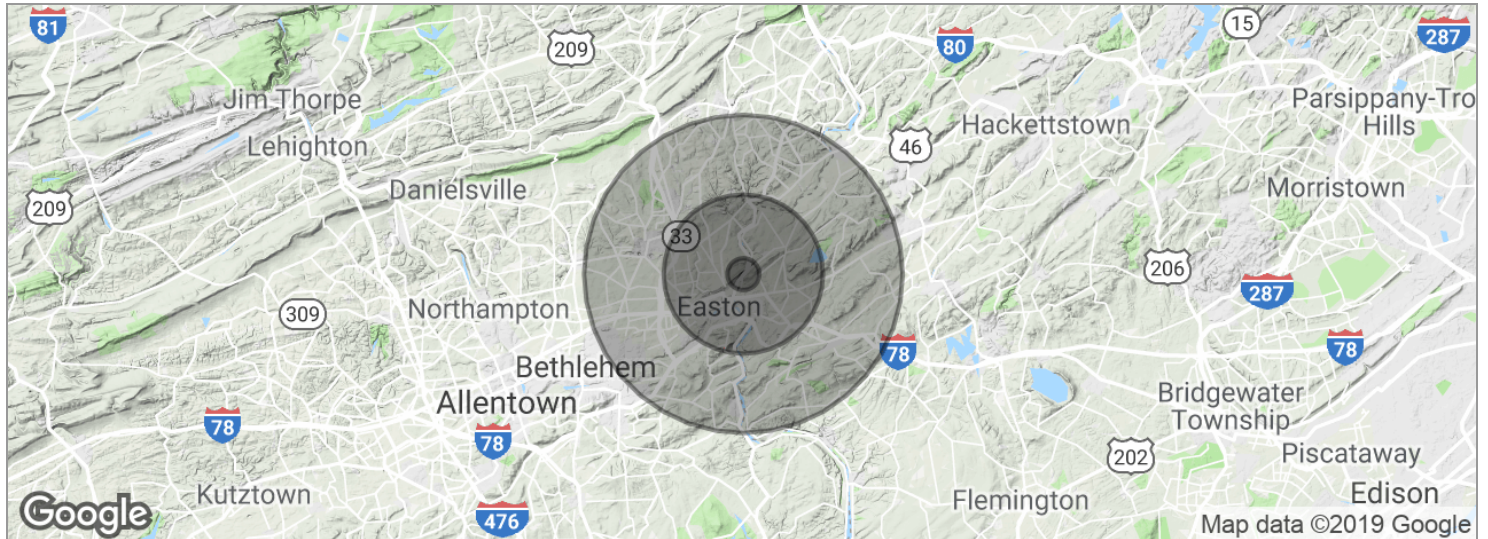
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,991	107,376	211,177
Median age	35.5	37.3	40.2
Median age (male)	34.9	36.1	39.0
Median age (Female)	36.6	38.8	41.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,399	40,326	79,436
# of persons per HH	2.9	2.7	2.7
Average HH income	\$87,727	\$68,242	\$76,916
Average house value	\$240,127	\$225,169	\$284,231

** Demographic data derived from 2010 US Census*

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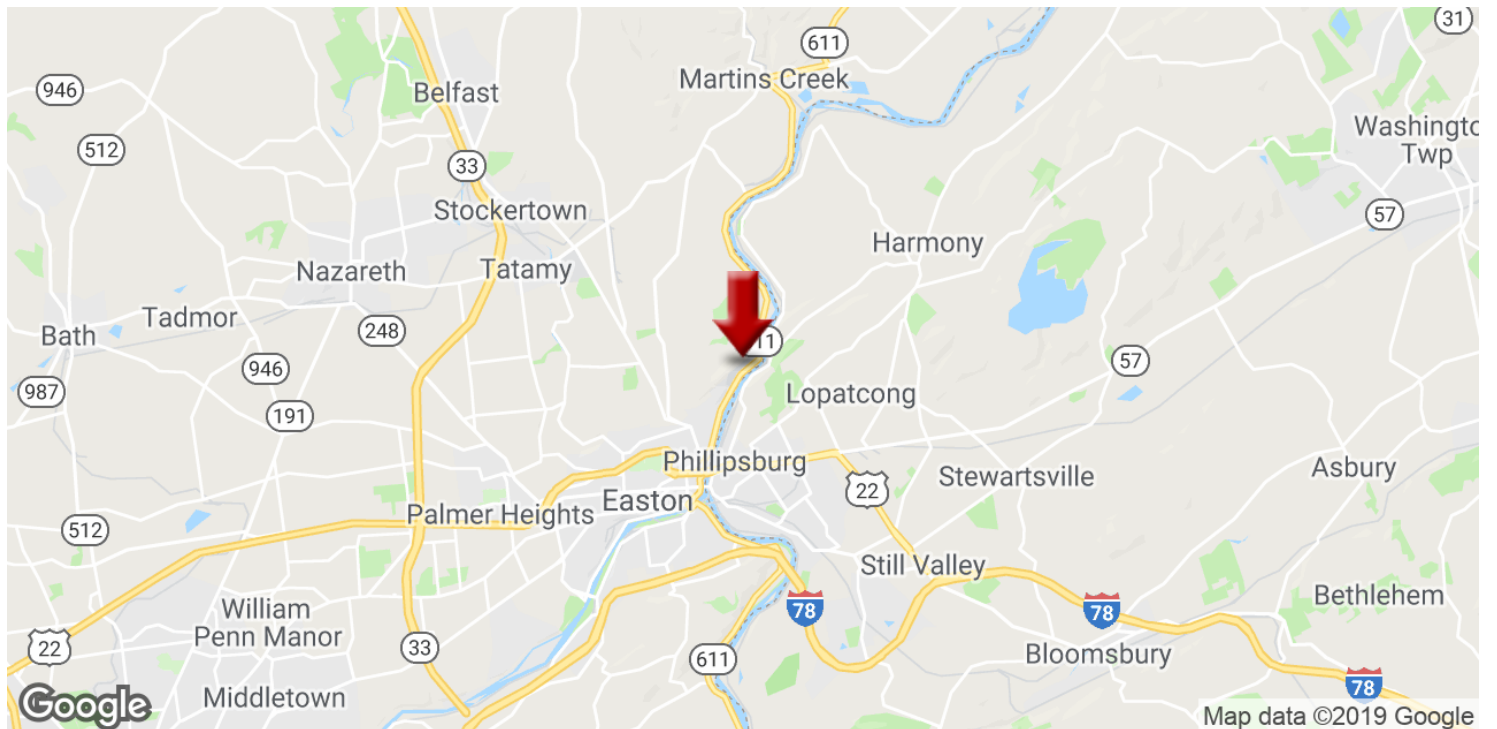
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