



104 West Park Avenue, Sellersville, PA



Hoffman Realty Group, LLC - 215-641-4600 - HoffmanRE.com - 794 Penllyn Pike, Blue Bell, PA 19422





Property Specifications

- Variety of uses allowed under existing code
- 7,300 Sq. Ft, 2-story building on .85 acres
- Sellersville Borough location
- 2 blocks from Bethlehem Pk., close to Rt.309
- 15' high ceilings on first floor
- Spacious office suite on second floor
- Public water and sewer
- Formerly used for vehicle service
- Located on a quiet suburban street
- 3 bay doors, 14' high x 11.5' wide



- Abundance of available parking
- Offered for lease at \$6.95 per Sq.Ft. NNN (\$4,228 monthly plus costs)
- Available 12/01/2019
- See following page for allowed uses

Industrial District Allowed Uses

- ◆ Business colleges, trade schools
- ◆ Music and dance schools (& similar)
- ◆ Police and fire stations
- ◆ Business service establishments
- ◆ Motor vehicle service stations
- ◆ Business, professional offices
- ◆ Public service and financial offices
- ◆ Vehicles sales and rentals
- ◆ Equipment rental
- ◆ Commercial recreation and entertainment
- ◆ Manufacturing, assembling, processing
- ◆ Product repair facility
- ◆ Feed, lumber, grain processing & storage
- ◆ Research and testing laboratories
- ◆ Warehousing and distribution
- ◆ Contractor's offices and storage
- ◆ Utilities and transportation
- ◆ Bus and tax terminals
- ◆ Community garage or parking lot
- ◆ Non-tower wireless communications facility
- ◆ Private garage use
- ◆ Accessory supply utilities
- ◆ On-lot storage facilities
- ◆ Other accessory uses to be determined



