

new
listing!



1762-1774 Rte 209

BRODHEADSVILLE

Please **Lisa Meszler Lyon, Agent**
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559 MAIN STREET, SUITE 300 • BETHLEHEM, PA 18018 • ALT-REALTY.NET

Development Site



1762-1774 Route 209 is a 5.05 acre parcel near PennDOT's Route 209 Expansion Project improvements, including sidewalks on Route 209, traffic lights at intersection of 209 & 715, paved driveway entrance access, and PennDOT engineered surface drainage swales beneath road / paved surface. This site is 0.2 miles east of the Rte 115 intersection. On-site utility is electricity. There are 5 buildings on site that will need to be demolished and cleared.

Vital Data

Price	\$2.8 million
Total Taxes	\$29,139
Parcel size	5.05 acres
Zoning	VC
APNs	02625803049559 02625803048596 02625803048348 02625803046393
Traffic Count	US 209 17,385 Rte 115 10,778 Rte 715 3666