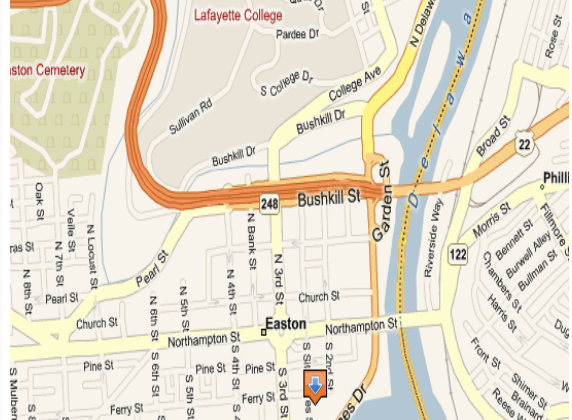




**220 FERRY STREET
Northampton County
Easton, PA**



- Building Size:** 9,282 square foot free-standing building
- Lot Size:** .47 acre tract
- Construction:** Brick façade, concrete block steel frame, built 1968, renovated in 1994. Built into grade.
- HVAC:** Roof-mounted HVAC units, forced air ducts in the ceilings, supplemental baseboard electric heat.
- Electric Service:** 1,200+ amps/3-phase service, First Energy (GPU) is the local service provider.
- Lower Level:** 750+ sq. ft., used for utilities, contains wall-mounted heating unit, sump pump, hot water heater, and electrical distribution for the entire building.
- Additional Features:** Aluminum & glass entry doors, metal emergency exit doors with panic bar hardware, interior doors are all wooden hollow core, concrete slab floor with tiles near entryways, men's and ladies rooms are ADA compliant, public utilities, 12' ceiling height with suspended acoustical tiles, open floor plan in core with private offices around the perimeter, janitor's closet, employee lunchroom. Note: Property has been vacant for 5+ years. It was previously occupied by the Department of Labor & Industry.
- Parking:** 15-car parking lot in rear of building, street parking and municipal parking garage within walking distance of building.
- Zoning:** Downtown District, commercial
- Estimated Real Estate Taxes:** \$26,745.54 per year
- Nearby Businesses:** Crayola Factory- attraction, Northampton County Court House, Center Square Commercial District, U.S. Postal Offices, and popular locally owned restaurants.
- Location:** Corner site, served by traffic light, within 1.5 mile of Rt. 22- 4th Street Exit,
- Sale Price:** Closed Bids Accepted Starting Sept. 7, 2010 – Minimum bid \$700,000.00

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED