



HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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**4210 W. TILGHMAN ST.
SOUTH WHITEHALL TOWNSHIP
ALLENTOWN, LEHIGH COUNTY, PA**



SALE LEASEBACK INVESTMENT OPPORTUNITY

- BUILDING SIZE:** 6,753 sq. ft.
- LAND AREA:** 0.46 acre site
- DESCRIPTION:** Two story building built 1956, first floor showroom / retail area, warehouse fabrication area. Central air, gas heat, public utilities, water conditioner, basement storage area separate utility meters. Upper level is 3 bedroom 2 full bath apartment with heat pump and central air, separate utility meters. First floor retail area is ADA accessible, paved parking area.
- ZONING:** Highway Commercial
- LOCATION:** Within ¼ mile of Route 309, within 1.5 miles of Route 22
- SALE PRICE:** \$812,400.00

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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