



HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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187-191 MAIN STREET Emmaus, Lehigh County, PA



BUILDING SIZE: 12,766 sq. ft.

LAND AREA: .4 acre (56' x 305' lot configuration)

DESCRIPTION: Brick and stone façade, masonry block, built ~1929, 3 story, gas forced air suspended heat units, window mounted air conditioning units, 200 amp, single phase electric service, zoned electric panel, two panels on each floor, approximately 40 parking spaces in rear of building, large display windows in front, lavatories on each floor, small passenger elevator, hardwood floors, 4,138 sq. ft. basement area, building occupant sign post mounted in front yard area, attractive wood trim throughout building, display lighting fixtures on each floor, 4,000+ sq. ft. per floor.

LOCATION: Within 2 miles of Route 29 (Cedar Crest Blvd.), 3 miles of I-78/Lehigh Street Exit, in the center of thriving Emmaus commercial district.

SALE PRICE: \$399,000.00 ***"PRICE REDUCED"***

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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