

4054 Chestnut Street, Upper Milford Twp 18049

MLS® #: 543747

County: Lehigh

DOM: 462

CDOM: 462

LP: \$380,000

OLP: \$400,000

Area: 20 - Upper Milford

Status: Available

Comments:

SubDiv:



Remarks

Great 1 acre commercial property 3650 sq ft first. Floor. 1800 lower elevations with loading ramp. Many possible uses, Property will be Auctioned on August 18th. All offers to be accompanied with 5% down payment, non refundable. buyer to pay 2% transfer tax. Must close within 45 days.

3650 sq ft

Agent/Office Information

Agent: Kipp Hanson Lic#: RS174291L

Agent Ph: (484) 554-6505

Agent 2nd Ph:

Agent Email: kippre@icloud.com

Office: IronValleyR E of Lehigh Valley Lic#: RB068561

Office Ph: (610) 766-7200

Ofc Fax: (610) 628-4336

Address: 1146 S Cedar Crest Blvd St 302, Allentown City PA, 18103

Sub Agency: 1

Buy Agency: 1

Trans Brkr: 1

Dual/Var: Yes

Comments: Property is to be Auctioned on August 18th, agents must register and attend Auction to receive commission

Auctioneer gets 2.5% listing agent gets 2.5%

Association: MLS

General Information

Prop Type: Commercial

Sub Prop: Commercial, Office Building, Other

Yr Built: 1963

Price/SF: \$104.40

Appr SF: 3,640

SF Src: Tax Records

Front:

Lot Acres: 1.020

Lot SF: 44,431

Lot Src: Tax Records

Avl SF: additional 3000 sq ft available in basement with gar.

Cross St:

Tax ID: 548379997267001

School D: East Penn

List Dt: 04/12/2017

Entry Dt: 04/12/2017

Pend Dt:

Exp Dt: 08/18/2018

Occ Nm:

Ph Show: 484-554-6505

Owner Nm: Record Owner

Own Ph:

Occupancy: Vacant

Occ Typ:

Spc Cond: Not Applicable

Agent Rmks: call Kipp Hanson for engineering plans, permits, and showings

Show Typ: 24-Hour Notice

Show Inst: Call lock box

Directions: South on Cedar crest to right on Chestnut property on right

Listing Information

Pub Int: Yes

Use Code:

Payment:

Prop Share:

SF 1st year:

Warranty: None

Dd/Dc ID: 0000

Zn Cde: C

Options:

Possession: Immediate, Negotiable

Building/Site Information

#Stories:

Doors:

Unit:

Block:

Blg SF: 3,640

CAM SF:

Office SF:

Parcel:

Location: Free-standing

Truck: 12-14 Feet

Busns Nm:

Ceiling: 10-12 Feet

Prk Spc:

Level: Grade

Parking: On Site

Surface Typ: Black Top, Dirt

Rail Service:

Perc Test:

Road: State

Last Use: Roof: Flat
 Included: **Real Estate Only**
 Potent Use: **Auto Service, Beauty Parlor, Building Trades, Carwash, Convenience Store, Fast Food, Food Banquet, Gift Shop, Grocery Store, Laundry, Mini Mart, Office, Restaurant, Retail, Wholesale**
 Construction: **Brick**

Utility Information

Heat: **Gas, Oil** Cool: Other, Wall AC
 Water: **Well** Sewer: Public

Financial Information

Cnty Taxes: **\$1,607.06** Mun Taxes: **\$75.50** Sch Taxes: **\$7,984.53** Ttl Taxes: **\$9,667.09**
 Cnty Asmt: **\$441,500.00** Poss Finance: **Cash, Conventional**

Property History

Date	Time	Prev Value	New Value	Change Type	Changed By
07/17/2018	3:52 pm	400000.00	380000.00	List Price Reduced	HANSONKI
04/12/2017	4:26 pm		A	New Listing	HANSONKI
04/12/2017	4:26 pm		400000	New Listing	HANSONKI

Photos



