



3,056 SF Auto Repair & Recovery Facility on 0.76 Acres

Key Features

- 1856 sq ft auto service garage with two 9,000 lb lifts
- 1200 sq ft office/showroom, with full basement for storage or additional offices
- Oil-fired suspended heating unit in garage, with Natural Gas available in street
- Professionally monitored security system with cameras
- Excellent signage opportunity on Schoenersville Road
- 25 parking spots plus lot for an additional 30-40 cars
- 4 Drive-ins
- 8' ceiling height in office/parts showroom; 14' in garage
- Business equipment also available for sale - call for details

Location

Lehigh County: Hanover Township on the corner of Grove Rd & Schoenersville Rd. Less than ¼ mile south of Airport Road, within 1 mile of Route 22 access points and adjacent to the 300 acre planned business park, to be constructed by Majestic Realty.

Zoning

Planned Commercial
Zoning variance allows for automobile recovery and truck/trailer repair

Sale Price

\$750,000

For more information, please contact

Ethan Medgie
610.295.6610
emedgie@MarkwardGroup.com

Del Markward, SIOR
610.295.6603
dmarkward@MarkwardGroup.com

Markward Group
5925 Tilghman Street, Suite 900
Allentown, PA 18104
p: 610.295.6600
f: 610.295.6601
MarkwardGroup.com



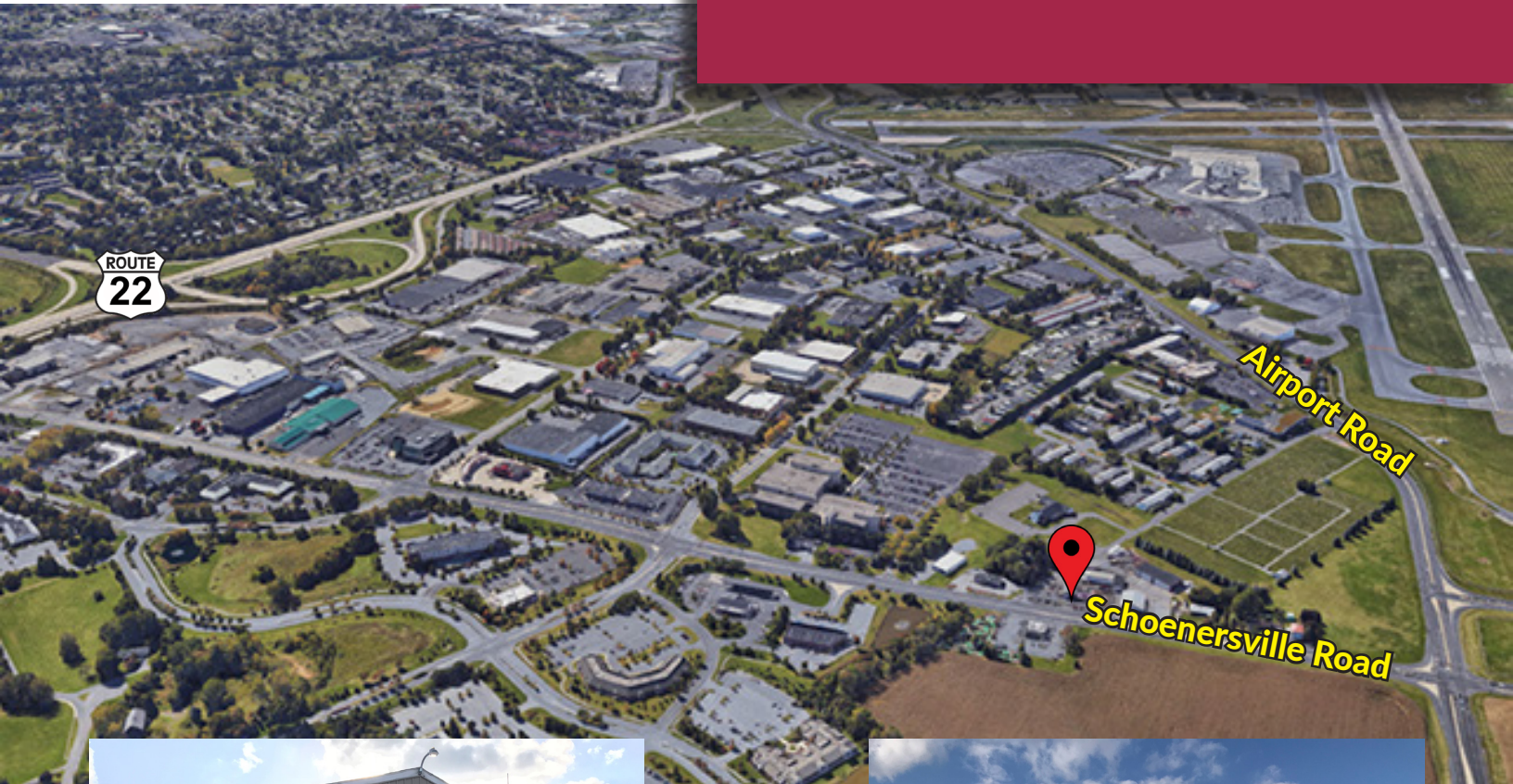


**MARKWARD
GROUP**

Commercial, Industrial & Retail Real Estate

FOR SALE | RETAIL

2350 Schoenersville Road | Allentown, PA 18109



Neighboring Businesses

Sheetz; Wawa; Dickey's Barbecue Pit; P.J. Whelihan's Pub; Starbucks; Supercuts; Saladworks; Moe's Southwest Grill

For more information, please contact

Ethan Medgie
610.295.6610
emedgie@MarkwardGroup.com

Del Markward, SIOR
610.295.6603
dmarkward@MarkwardGroup.com

Markward Group
5925 Tilghman Street, Suite 900
Allentown, PA 18104
p: 610.295.6600
f: 610.295.6601
MarkwardGroup.com



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.