

1405 1053ft2



Location **Pennsylvania**
<https://www.genclassifieds.com/x-636249-z>



First floor of building available for professional office space. Building is handicap accessible and includes two office spaces plus common area includes 2 half bathrooms and a laundry room. Parking lot in rear of building. Space can easily be converted to many different professional uses and is in a great location just off of Route 309. Additional: Security Deposit of 1 1/2 months rent to be kept in escrow. Front sign costs to be determined. Term of 3 yrs with 3% increase each year, option to renew lease. Check with borough for approved uses. Lease includes lawn care, snow plow, exterior building maintenance, property taxes & building insurance. Tenant pays for utilities including electric, gas heat, phone, water & sewer, plus required insurances. Electric & gas to be placed in tenant's name & billed by provider. Installation of carpet in large area is included.

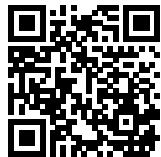
DLP Realty
 Office: ask for Stephanie
 or call directly at
www.dlprealty.com
<http://stephanie.searchthehighvalley>



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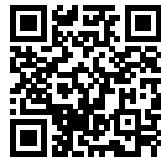
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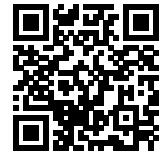
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