



\$ 575,000



1225 Main Street, Hellertown, PA 18055

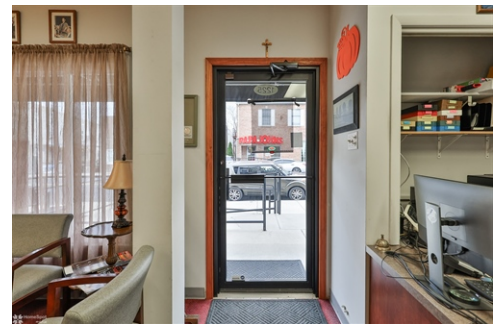
- » MLS #: 767855
- » Commercial | 3,660 ft²
- » More Info: 1225Main.IsForSale.com



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Remarks

BUSINESS AND BUILDING FOR SALE! Turn key opportunity for an Optometrist, Optician that wants to take over a business or start fresh! Business and building are to be sold together! Owner is retiring and has been very successful over the last 20 years in this location. Tax returns available upon request and NDA to be signed. Business includes Inventory of current and vintage frames, Modern Lab Equipment & Exam Equipment, Display Cases, Computer, Files & Furniture in all rooms for the business. Multi unit building has been well maintained! Main Street Eye Care boasts a large waiting room, exam room, lab room, galley kitchen area, bathroom and access to the basement. Spacious first floor one bedroom apartment is currently vacant but could have a possible rental income of \$1,200. This unit offers an open concept kitchen and dining room, large bedroom, full bathroom & living room. Second floor two bedroom apartment is occupied at \$750 per month but has a possible rental income of \$1,600. This second unit offers an open kitchen, dining room, living room, full bath, two nice sized bedrooms and second floor deck. There is a 2 car off street parking pad in the rear. All other parking is on street. Basement provides plenty of storage with separate electrical meters, hot water heaters and

