

LIVE/WORK OPPORTUNITY

POTENTIAL INVESTMENT OR REDEVELOPMENT SITE

1811 Route 209 & 150 Bond Lane • Brodheadsville, PA 18322



REF# 2611-CB

Price: \$359,000

Home Size: 2,800± SF - 6BR/2.5BA

Commercial Building Size: 2,560± SF

Barn Size: 2,240± SF

Cottage Size: 408± SF

Site Size: 1.36± Acres

Zoning: VC (Chestnuthill Township)

SR 209 Frontage: 174'±

SR 209 Traffic Count: 17,203 VPD

Bond Lane Frontage: 212'±

Versatile property with multiple buildings on over an acre in prime location.

The commercial building (150 Bond Ln) is situated at the high visibility corner of Route 209 and Bond Lane. First floor features a 3-bay garage, previously used as a tire shop. Upstairs contains a 2-bedroom rented apartment.

The home (1811 Rt 209) features 6-bedrooms and 2.5 baths, large living room, built-in bar and 1st floor master. 2-story barn with overhead and sliding doors, plus loft.

Pool house and pool is perfectly set-up for relaxing and entertaining.

Grounds feature mature landscaping, numerous pine trees and open yard areas.

**SEE ADDITIONAL PHOTOS
ON FOLLOWING PAGE**

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**Michael Baxter
& Associates**

COMMERCIAL REAL ESTATE
& PROPERTY MANAGEMENT

1992 W MAIN ST, STROUDSBURG, PA 18360

(570) 421-7466 or (800) 930-9788

www.BaxCommercial.com

All information deemed reliable but not guaranteed.

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