



\$ 375,000



116 S 2nd Street, Lehighton, PA 18235

- » MLS #: 763131
- » Commercial
- » More Info: [116Second.IsForSale.com](http://116Second.IsForSale.com)



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#### Remarks

Don't miss this exceptional opportunity to own an updated commercial building offering approximately 8,500 sq. ft. of space—perfect for a wide range of business uses. Renovated just seven years ago, this property combines modern efficiency with versatile design. Real Estate Only being sold Property Highlights 7,500 sq. ft. of open floor space - adaptable for retail, showroom, or large-scale operations Two overhead doors for easy access, including: 8' overhead door with mini-split AC/heat unit 12' overhead door to warehouse area Warehouse space with mezzanine for additional storage Two bathrooms - one full with shower and one ADA compliant Recent Upgrades (7 years ago): Rubber roof Natural gas hot water heater Radiant natural gas heat & mini-split AC in secondary garage area Forced hot air natural gas heating & central AC in main store area Parking & Location Parking lot with 7 spaces (shared entrance with neighboring bowling alley) Conveniently located in the heart of downtown Lehighton, offering excellent visibility and accessibility This building's size, modern updates, and central location make it an ideal investment for an owner-operator or as a prime lease opportunity.

