

FOR SALE

SALE PRICE

\$699,999

**410 W STATE ST
MERTZTOWN, PA 19539**



5,600 SF OFFICE BUILDING

An exceptional opportunity for an owner/user or investor—welcome to 410 W State St, a versatile and well-maintained 5,600 SF office building situated on 1.27 acres in the heart of Mertztown, PA.

This freestanding property is divided into five office suites and offers a functional layout ideal for medical, professional office, or service-based users, with flexible space that can accommodate a range of business types. The site features 51 dedicated parking spaces, offering rare convenience for both staff and clients.



***OFFICE SPACE
ALSO AVAILABLE
FOR LEASE**



KELLER WILLIAMS
REAL ESTATE

Each office is individually owned and operated

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- $\pm$ 5,600SF of functional office space
- Flexible layout suitable for professional offices, medical, or service uses
- Large on-site parking lot with easy ingress/egress
- Strong visibility on W State St with convenient access to Route 222 and regional markets
- Located in a quiet, business-friendly corridor surrounded by residential and commercial growth

