

Executive Summary



SALE PRICE:	\$1,600,000
LOT SIZE:	0.75 Acres
BUILDING SIZE:	17,255 SF 19,300 Including Attic Space
YEAR BUILT:	1956
ZONING:	CL Limited Commercial District
DOCK DOORS:	4
MUNICIPALITY:	City Of Bethlehem, Northampton County
ROOF:	Installed 2019 Warranty Through 1/12/2040
FIRE ALARM:	Building Fire Alarm System

PROPERTY OVERVIEW

The property is within walking distance of Historic Bethlehem and has ample available parking for multiple uses including retail, office, including medical clinics or labs, personal services including tailor, travel agency or massage therapy and veterinarian office. The property is well maintained and has a newer roof, kitchenette area and updated restrooms.

PROPERTY FEATURES

- Close proximity to Route 378 and Downtown Historic Bethlehem
- Private and dedicated parking lot
- Many uses including office, retail and personal services
- Great neighborhood setting
- Fantastic opportunity for a production, fabrication or light manufacturing business
- Easy access to restaurants, residential communities, shopping and Historic Bethlehem sites
- Building access control system and exterior camera system

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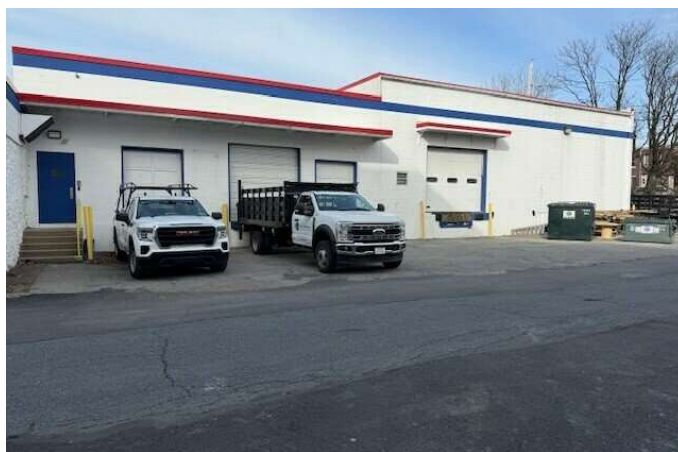
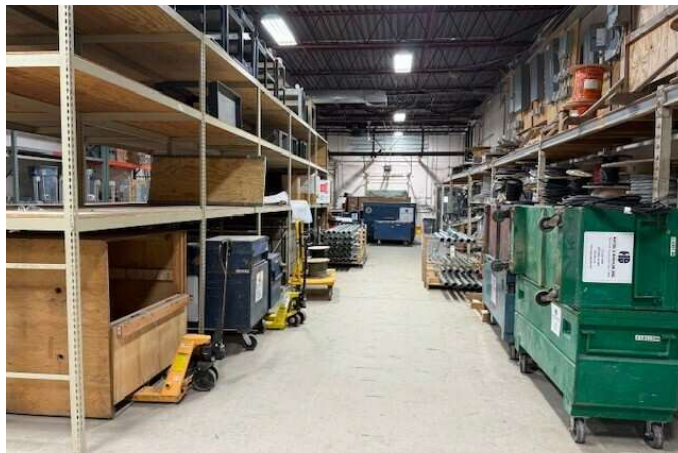
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Property Details

826 MONOCACY STREET, BETHLEHEM, PA 18018	826 Monocacy Street
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PROPERTY TYPE:	Office, Warehouse & Fabrication
APN:	P6NW2B 6 1
LOT SIZE:	0.75 AC
ZONING:	CL - Limited Commercial District
CROSS STREETS:	W. Spruce Street
YEAR BUILT:	1956
NUMBER OF STORIES:	2
PARKING SPACES:	Approximately 24
FOUNDATION:	Concrete
HVAC:	Natural Gas for HVAC
ELECTRICAL POWER:	600 AMP Three Phase 120/208 Volt

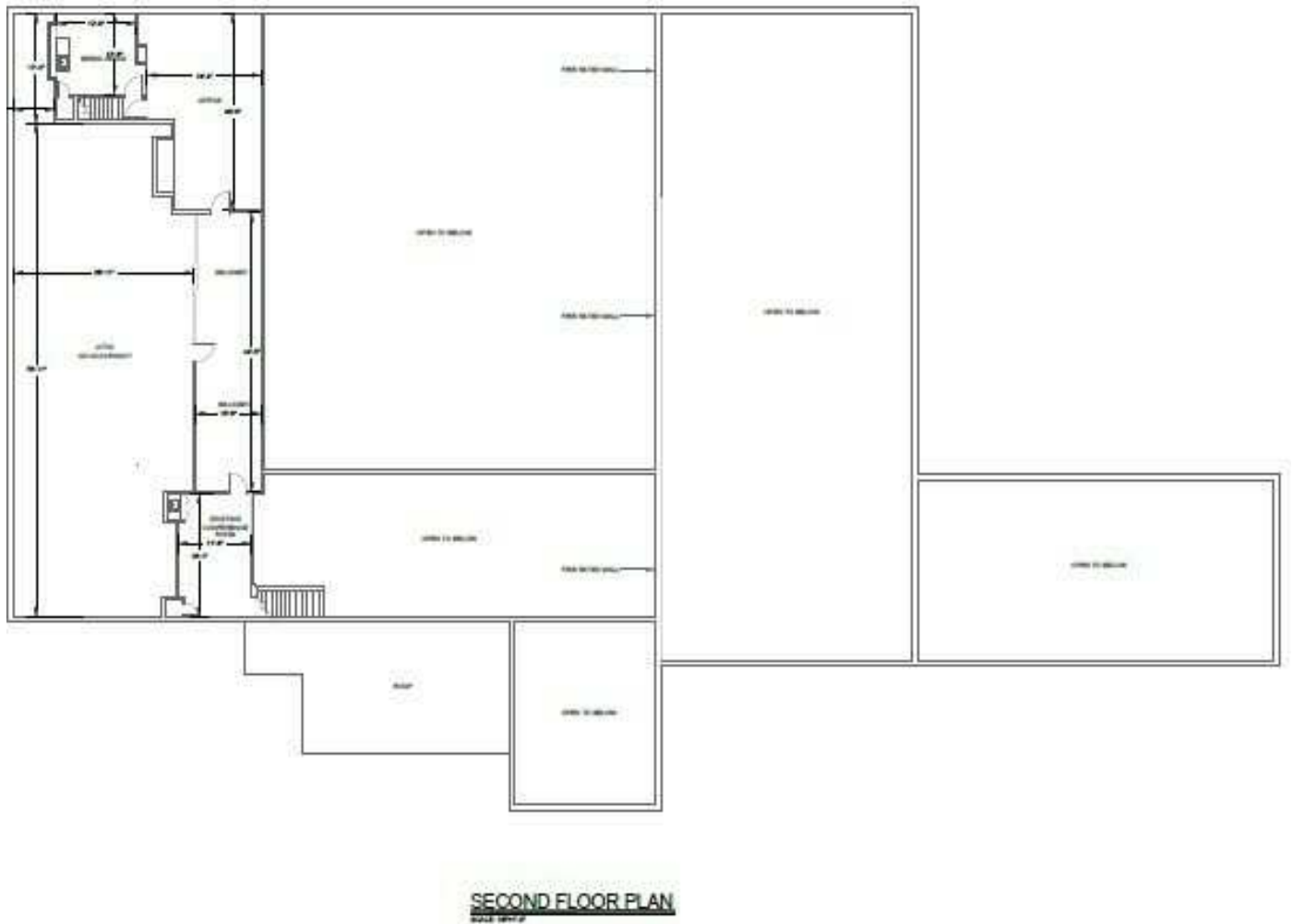


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Second Floor Plan

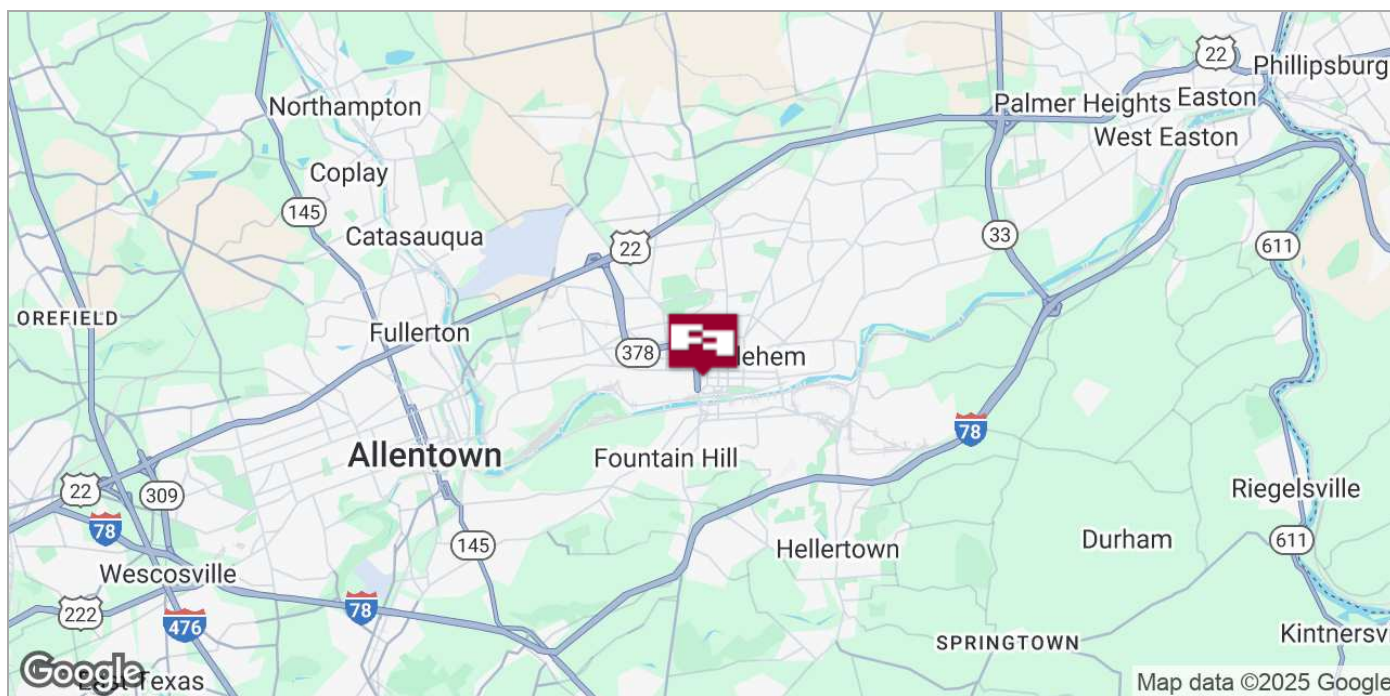


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Location Maps



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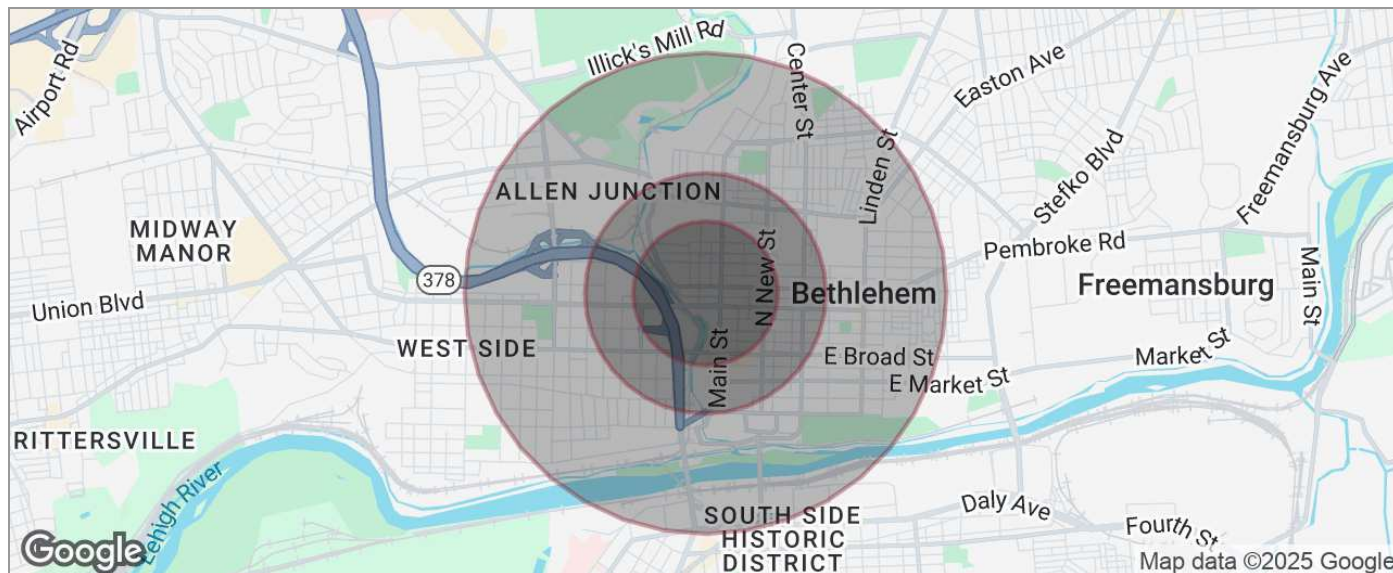
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Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,543	7,870	21,102
MEDIAN AGE	36	38	41
MEDIAN AGE (MALE)	36	37	39
MEDIAN AGE (FEMALE)	37	38	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,309	3,180	9,055
# OF PERSONS PER HH	2.7	2.5	2.3
AVERAGE HH INCOME	\$72,981	\$79,339	\$89,815
AVERAGE HOUSE VALUE	\$224,893	\$264,532	\$275,364
RACE	0.3 MILES	0.5 MILES	1 MILE
% WHITE	68.4%	66.9%	65.5%
% BLACK	7.5%	8.0%	8.3%
% ASIAN	1.6%	1.8%	2.0%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	0.7%	0.7%	0.5%
% OTHER	11.5%	11.4%	11.8%
ETHNICITY	0.3 MILES	0.5 MILES	1 MILE
% HISPANIC	24.1%	25.2%	26.9%

* Demographic data derived from 2020 ACS - US Census

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