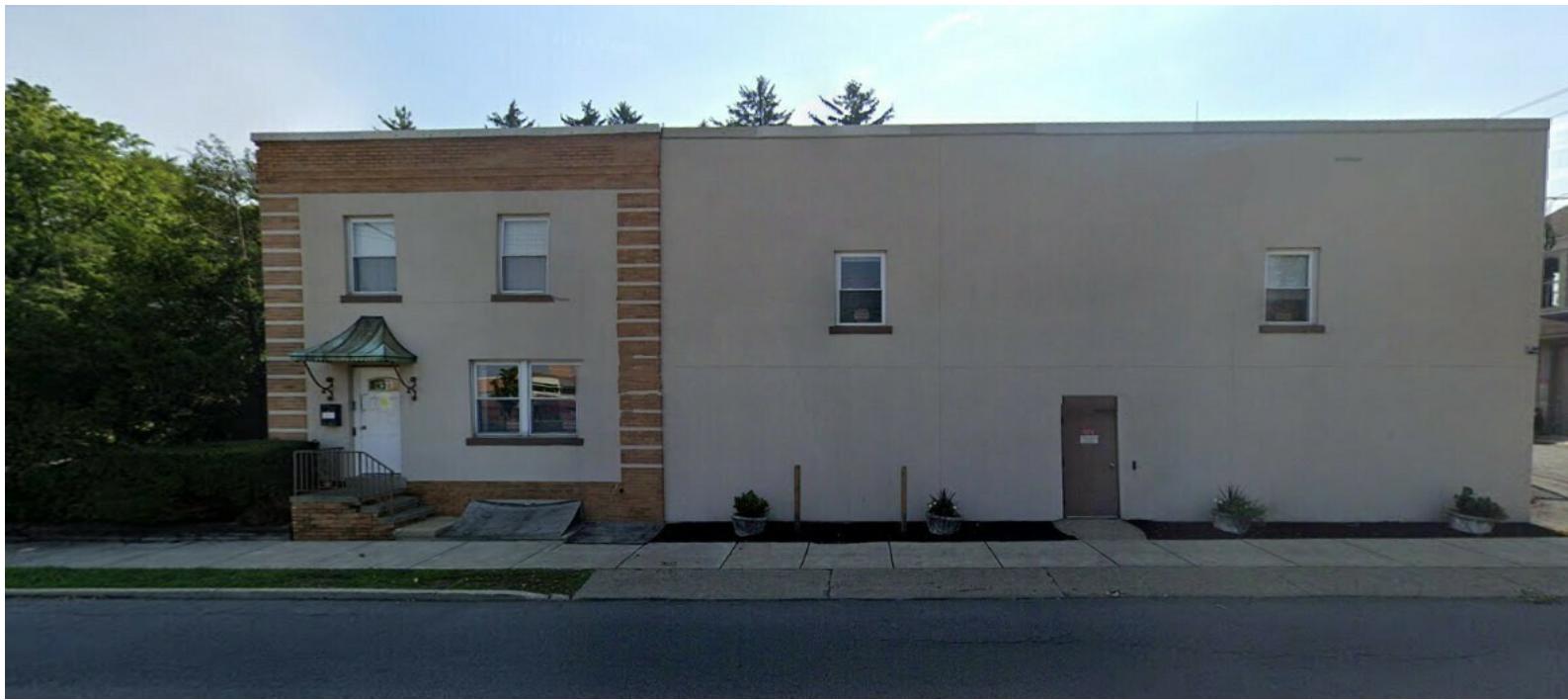


Executive Summary



SALE PRICE: \$595,000.00

BUILDING SIZE: 4,261 SF

LOT SIZE: 0.395 Acre

YEAR BUILT: 1930

ZONING: RS

CROSS STREETS: Spruce Street/W. Union

PROPERTY OVERVIEW

Professional stand-alone multi-level office building in the City of Bethlehem, Lehigh County. The building has multiple access points. Fantastic visibility with easy access to Union Blvd, Routes 22 and 378. Offering is an ideal location for new and expanding businesses. The property is being sold AS-IS WHERE-IS.

PROPERTY FEATURES

- Great property for an owner-user or for redevelopment
- Access Control System and extensive wiring technology
- On-site parking with approximately 10 parking spaces
- Premier signage opportunity
- Updated building facade
- Close to area amenities including medical offices, restaurants, schools, parks, services and retail establishments
- Lots of lower-level storage areas available
- Former Altronics Security Systems Building

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824 8th Avenue, Bethlehem, PA 18018

Property Details

STREET ADDRESS:	824 8th Avenue
CITY, STATE, ZIP:	Bethlehem, PA 18018
PROPERTY TYPE:	Office/Industrial
APN:	642729263491 1
LOT SIZE:	0.395 Acre
ZONING:	RS
PARKING SPACES:	Approximately 10 spaces
BUILDING FRONTAGE:	8th Avenue
CROSS STREETS:	Spruce Street
YEAR BUILT:	1930
CONSTRUCTION TYPE:	Masonry and Wood Frame
NEIGHBORHOOD:	West Bethlehem



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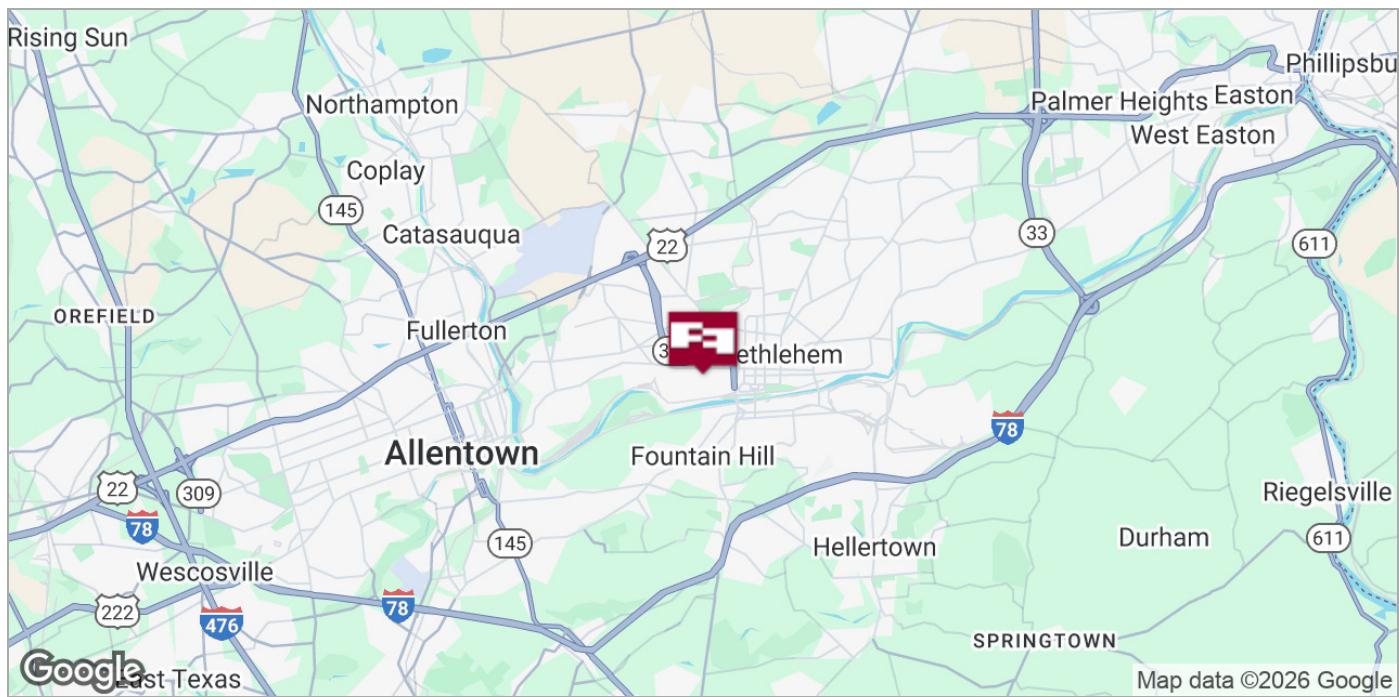
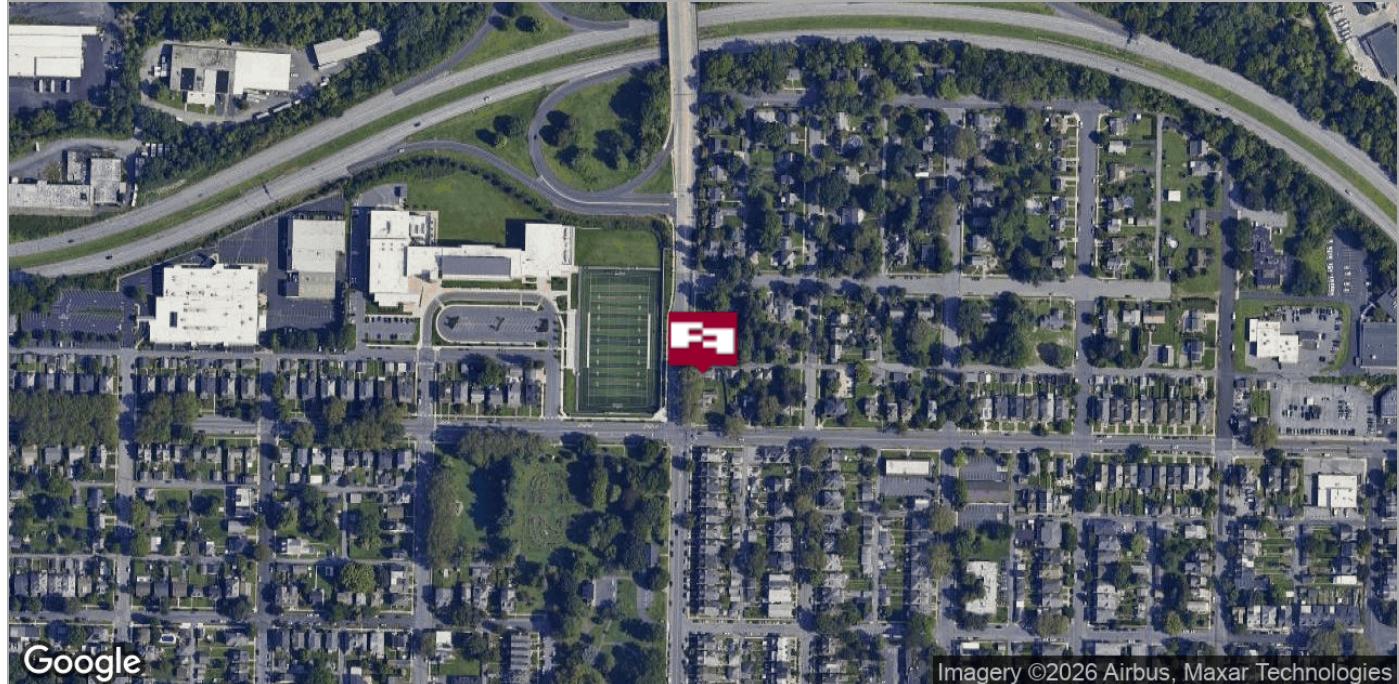
Additional Photos



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Location Maps



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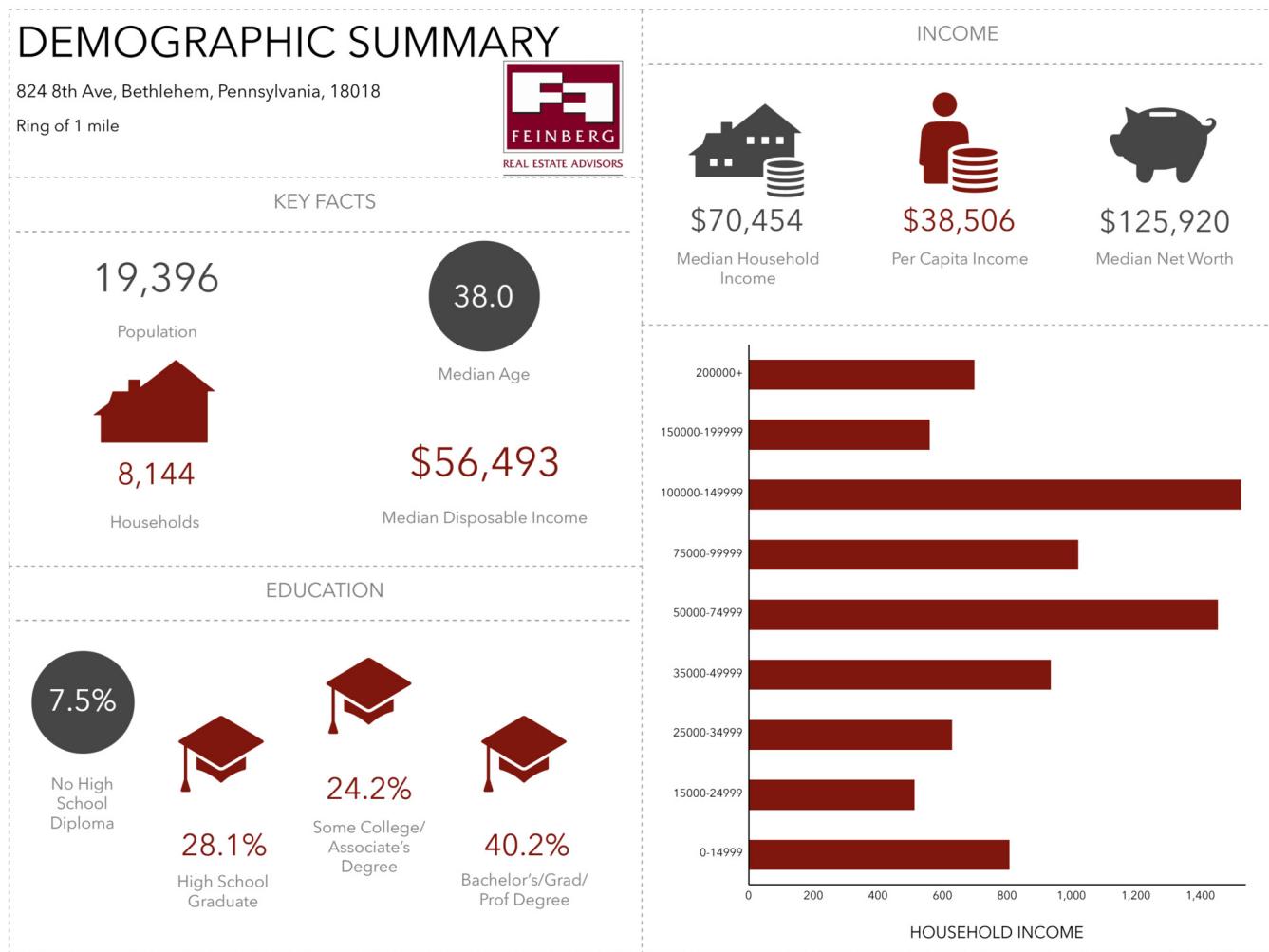
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Demographic Summary



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