

## COMMERCIAL PROPERTY FOR SALE

# RELIGIOUS FACILITY/OFFICE BUILDING

8221 Chestnut Street, Barto, PA 19504



### OFFERING SUMMARY

|                       |            |
|-----------------------|------------|
| <b>SALE PRICE:</b>    | \$429,900  |
| <b>AVAILABLE SF:</b>  |            |
| <b>LOT SIZE:</b>      | 2.94 Acres |
| <b>BUILDING SIZE:</b> | 4,610 SF   |
| <b>PRICE / SF:</b>    | \$93.25    |

### PROPERTY OVERVIEW

Price Reduced! Extremely well maintained facility available for immediate sale!

The property is located along Route 100 in Barto, PA.

Currently operates as a religious facility.

This is a great sprawling property that will accommodate a multitude of commercial uses.

### PROPERTY HIGHLIGHTS



ALLENTOWN, PA



**JAMES BALLIET**

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [TheCommercialPropertyGroup.com](http://TheCommercialPropertyGroup.com)



## COMMERCIAL PROPERTY FOR SALE

# RELIGIOUS FACILITY/OFFICE BUILDING

8221 Chestnut Street, Barto, PA 19504



ALLENTOWN, PA



**JAMES BALLIET**

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [TheCommercialPropertyGroup.com](http://TheCommercialPropertyGroup.com)



## COMMERCIAL PROPERTY FOR SALE

# RELIGIOUS FACILITY/OFFICE BUILDING

8221 Chestnut Street, Barto, PA 19504



ALLENTOWN, PA



**JAMES BALLIET**

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [TheCommercialPropertyGroup.com](http://TheCommercialPropertyGroup.com)



## COMMERCIAL PROPERTY FOR SALE

# RELIGIOUS FACILITY/OFFICE BUILDING

8221 Chestnut Street, Barto, PA 19504



ALLENTOWN, PA



**JAMES BALLIET**

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [TheCommercialPropertyGroup.com](http://TheCommercialPropertyGroup.com)



## COMMERCIAL PROPERTY FOR SALE

# RELIGIOUS FACILITY/OFFICE BUILDING

8221 Chestnut Street, Barto, PA 19504



ALLENTOWN, PA

 **James Balliet**  
PROPERTY GROUP

**JAMES BALLIET**

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [TheCommercialPropertyGroup.com](http://TheCommercialPropertyGroup.com)



## COMMERCIAL PROPERTY FOR SALE

# RELIGIOUS FACILITY/OFFICE BUILDING

8221 Chestnut Street, Barto, PA 19504



ALLENTOWN, PA



**JAMES BALLIET**

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com

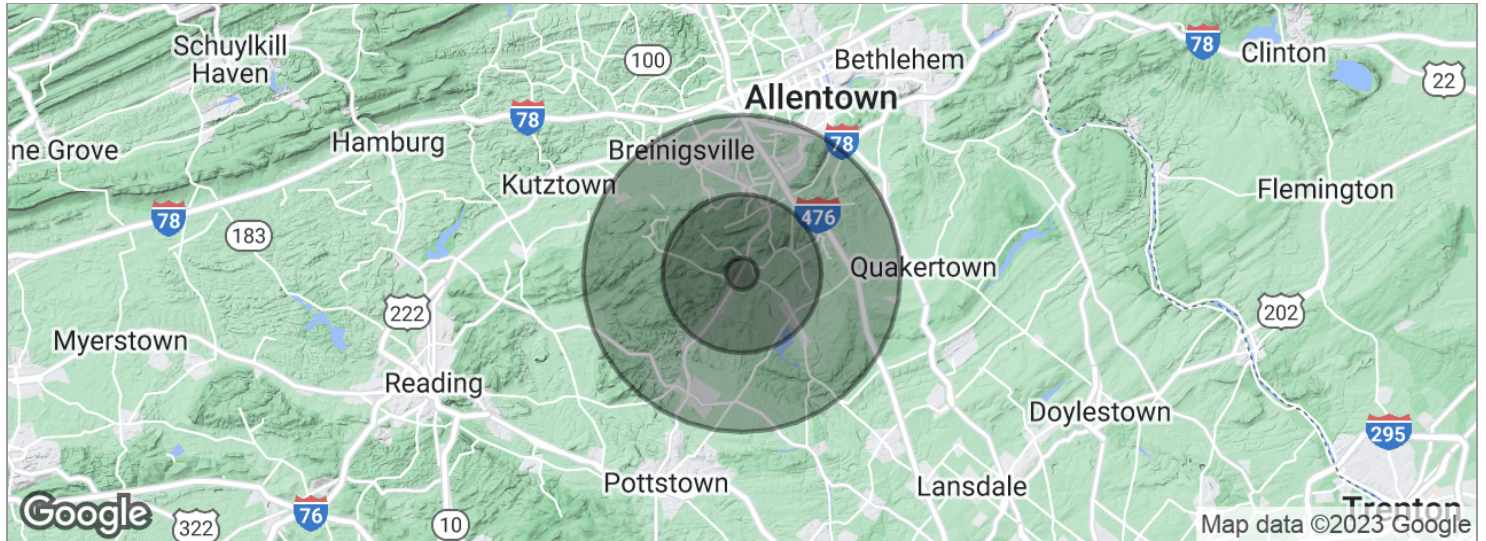
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [TheCommercialPropertyGroup.com](http://TheCommercialPropertyGroup.com)

## COMMERCIAL PROPERTY FOR SALE

# RELIGIOUS FACILITY/OFFICE BUILDING

8221 Chestnut Street, Barto, PA 19504



| POPULATION          | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population    | 621    | 26,814  | 169,830  |
| Median age          | 46.6   | 41.6    | 41.8     |
| Median age (male)   | 44.8   | 41.0    | 41.1     |
| Median age (Female) | 48.9   | 42.0    | 42.1     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 253       | 10,097    | 65,171    |
| # of persons per HH | 2.5       | 2.7       | 2.6       |
| Average HH income   | \$82,091  | \$82,042  | \$84,951  |
| Average house value | \$258,629 | \$290,834 | \$290,390 |

\* Demographic data derived from 2020 ACS - US Census

ALLENTOWN, PA



**JAMES BALLIET**

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [TheCommercialPropertyGroup.com](https://www.TheCommercialPropertyGroup.com)