

RETAIL FOR SALE

MULTI-UNIT INVESTMENT PROPERTY

47 E Elizabeth Avenue, Bethlehem, PA 18018



OFFERING SUMMARY

SALE PRICE:	\$450,000
LOT SIZE:	0.22 Acres
BUILDING SIZE:	3,382 SF
ZONING:	CG-General Commercial
PRICE / SF:	\$133.06

PROPERTY OVERVIEW

Multi-unit investment property for sale in Bethlehem, PA.

Building was renovated three years ago and features +/-1,100 SF ground floor retail space, two bedroom apartment on second level, and a one bedroom apartment on the ground level. Ground level apartment is currently leased for \$975/month, on a month to month basis.

Great opportunity for an owner/operator or investor.

Additional features include internet and security system throughout, ADA ramp, and dedicated parking for 12 vehicles.

Building is across the street from Moravian College and in close proximity to William Penn Elementary School, Liberty High School and Thomas Jefferson Elementary School.

The 1,100 SF ground floor retail space is currently available for lease at \$2,200 per month, all-inclusive, including utilities.

ALLENTOWN, PA



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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.

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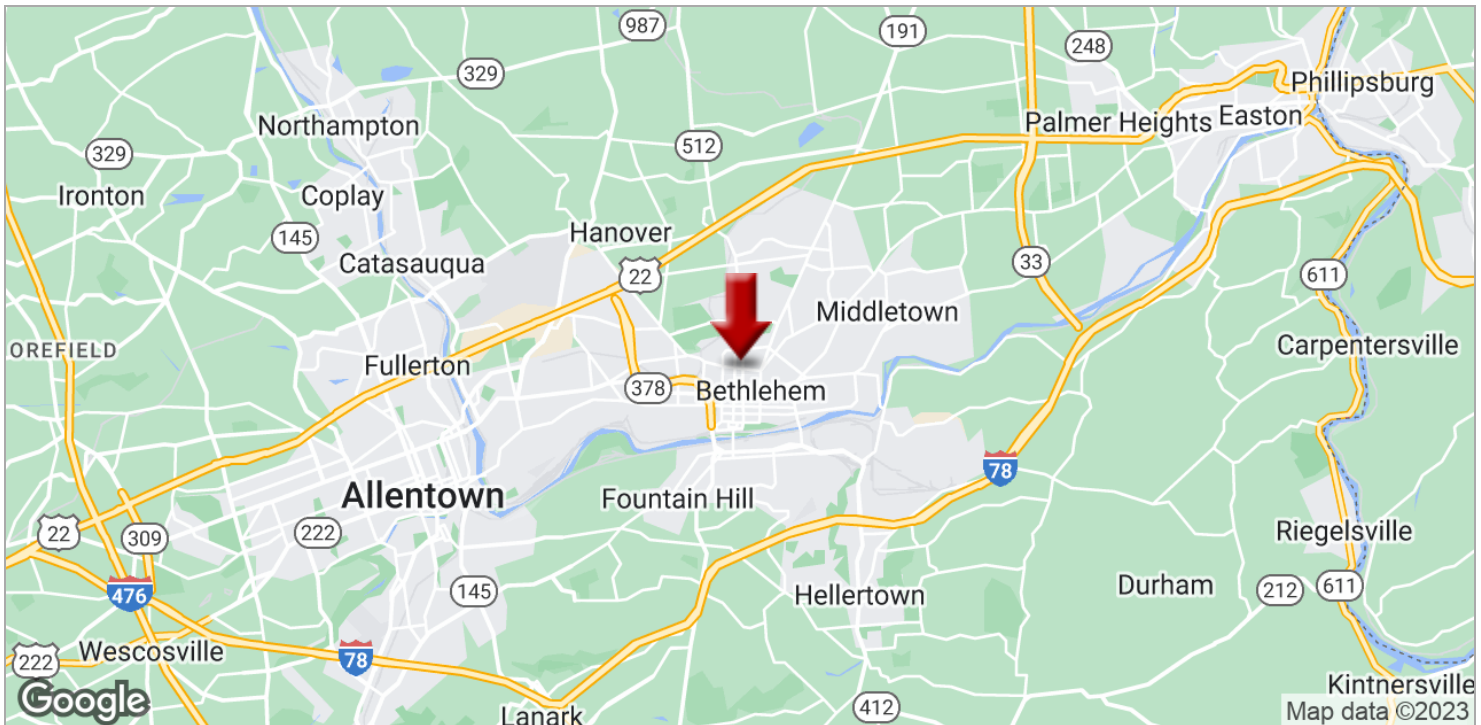
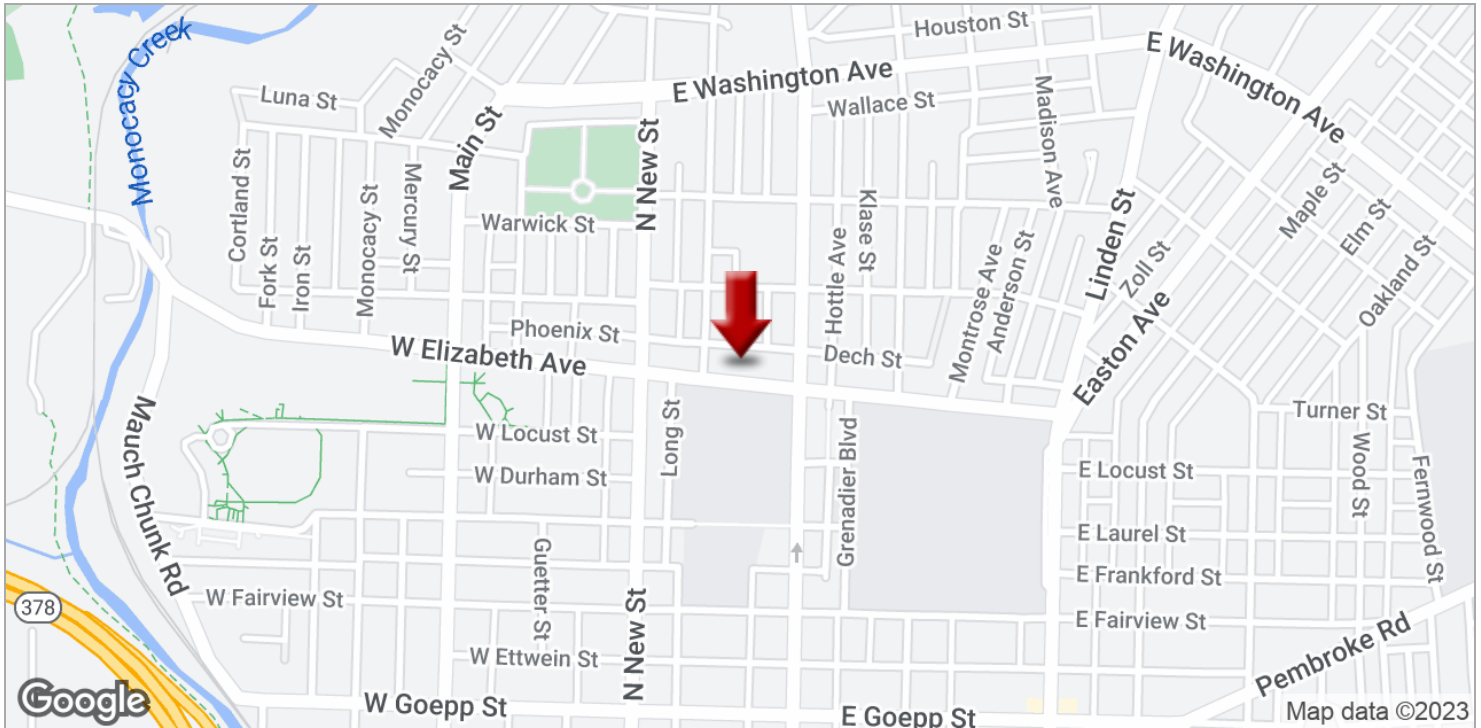
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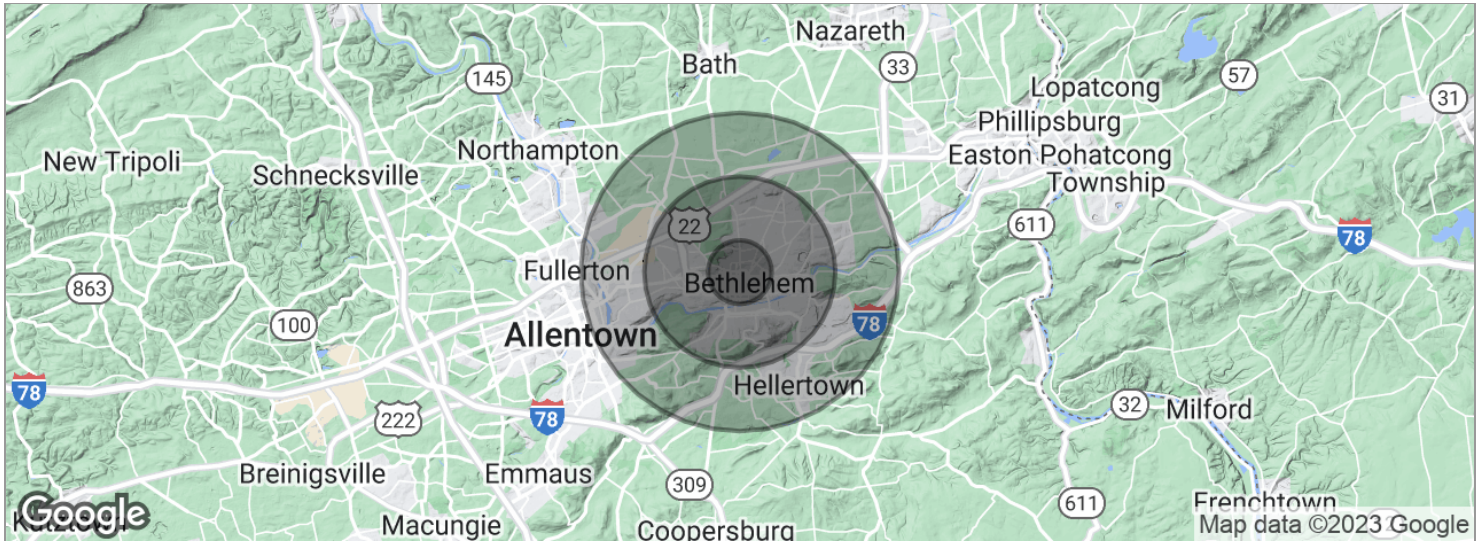
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	19,802	110,153	184,203
Median age	37.5	37.3	38.8
Median age (male)	36.3	36.2	37.6
Median age (Female)	38.3	38.5	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,603	42,992	71,636
# of persons per HH	2.3	2.6	2.6
Average HH income	\$57,499	\$60,004	\$66,596
Average house value	\$187,009	\$219,798	\$245,679

* Demographic data derived from 2020 ACS - US Census

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