

## OFFICE FOR SALE

# PRICED TO SELL NOW!

1051 S Cedar Crest Blvd., Allentown, PA 18103



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$219,000
<b>LOT SIZE:</b>	0.2 Acres
<b>BUILDING SIZE:</b>	1,485 SF
<b>ZONING:</b>	C-1-Office/Laboratory
<b>PRICE / SF:</b>	\$147.47

### PROPERTY OVERVIEW

Property is well situated at the intersection of Catherine Street and Cedar Crest Boulevard in Salisbury Township.

Property is zoned C-1-Office/Laboratory which lends itself to medical office and so much more.

Property is less than 1 mile from I-78 and easily accessed by many Lehigh Valley thoroughfares.

Lehigh Valley Health Network main campus is just about 1 mile away!

This 2 story brick and stone facade commercial structure is the perfect opportunity for an investor or for a small medical office conversion! Property is priced to sell now! Highly motivated sellers.



ALLENTOWN, PA



**JAMES BALLIET**

Keller Williams-Allentown-The James Balliet Property Group

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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.

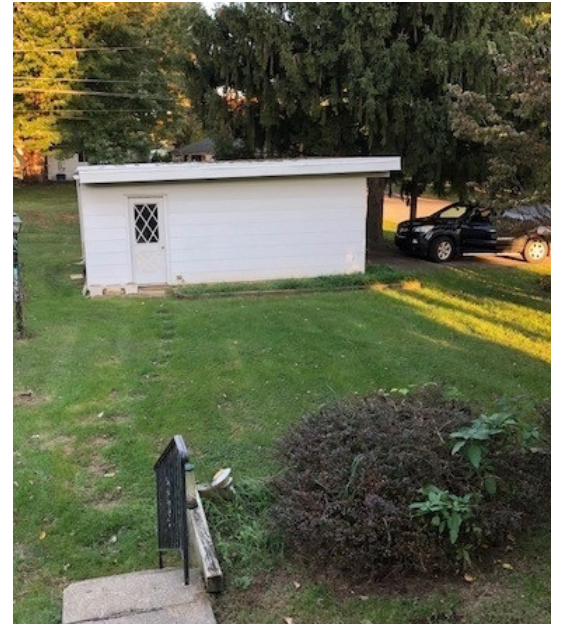
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FIRST FLOOR



SECOND FLOOR



1051 S CEDAR CREST BOULEVARD  
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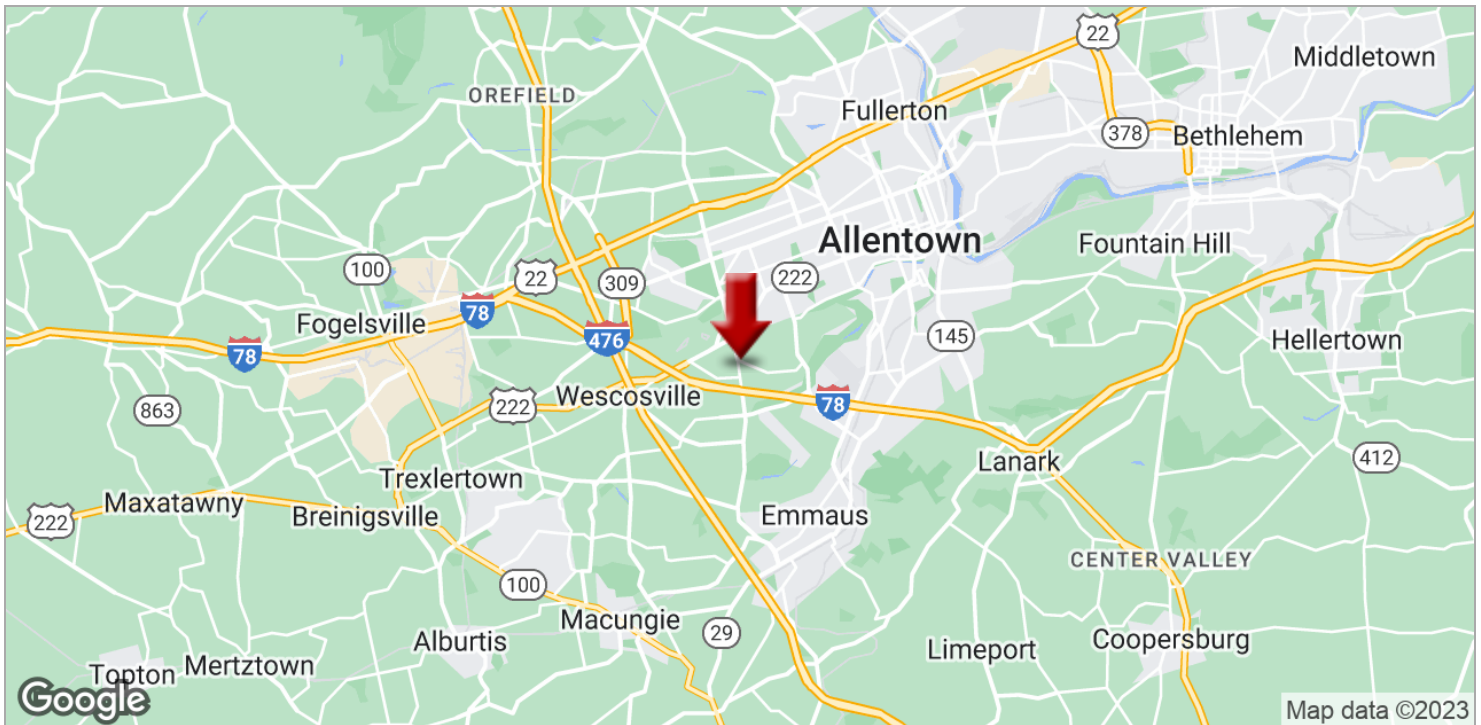
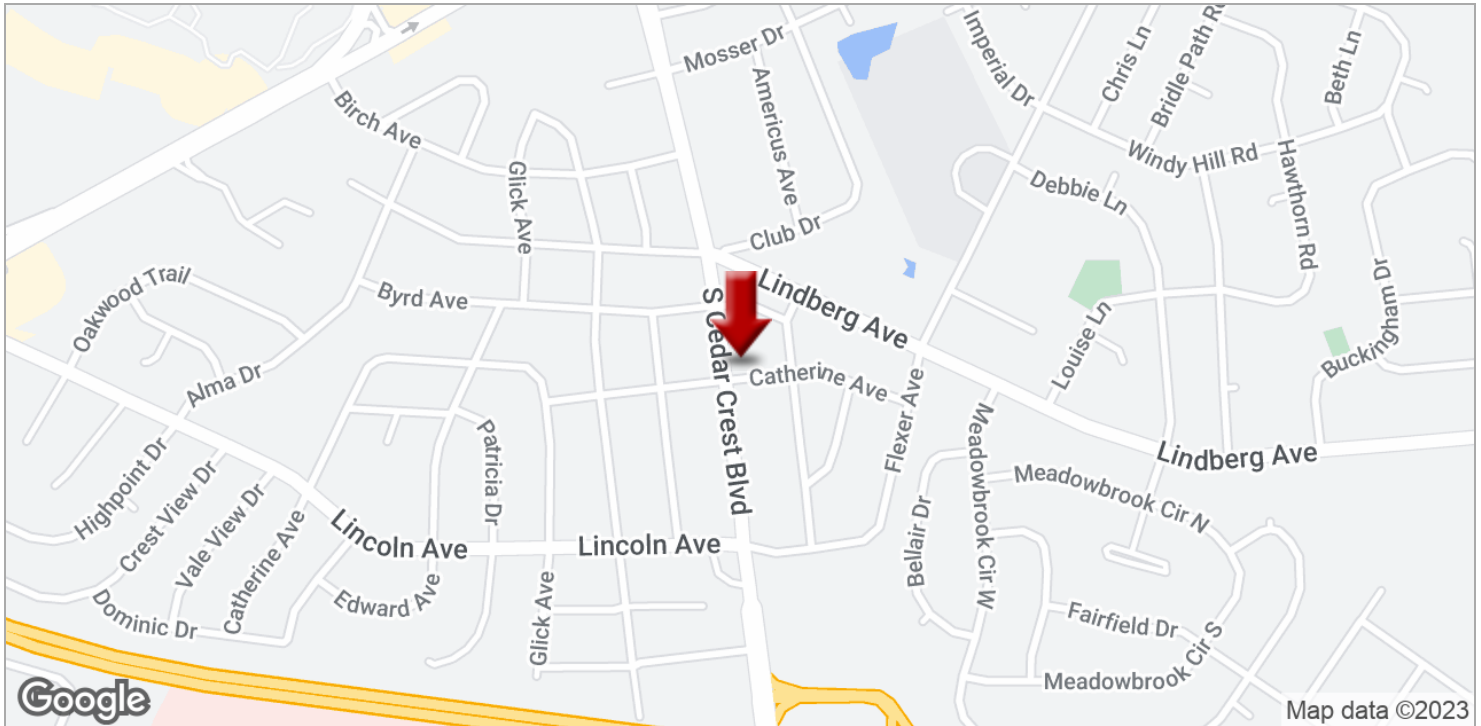
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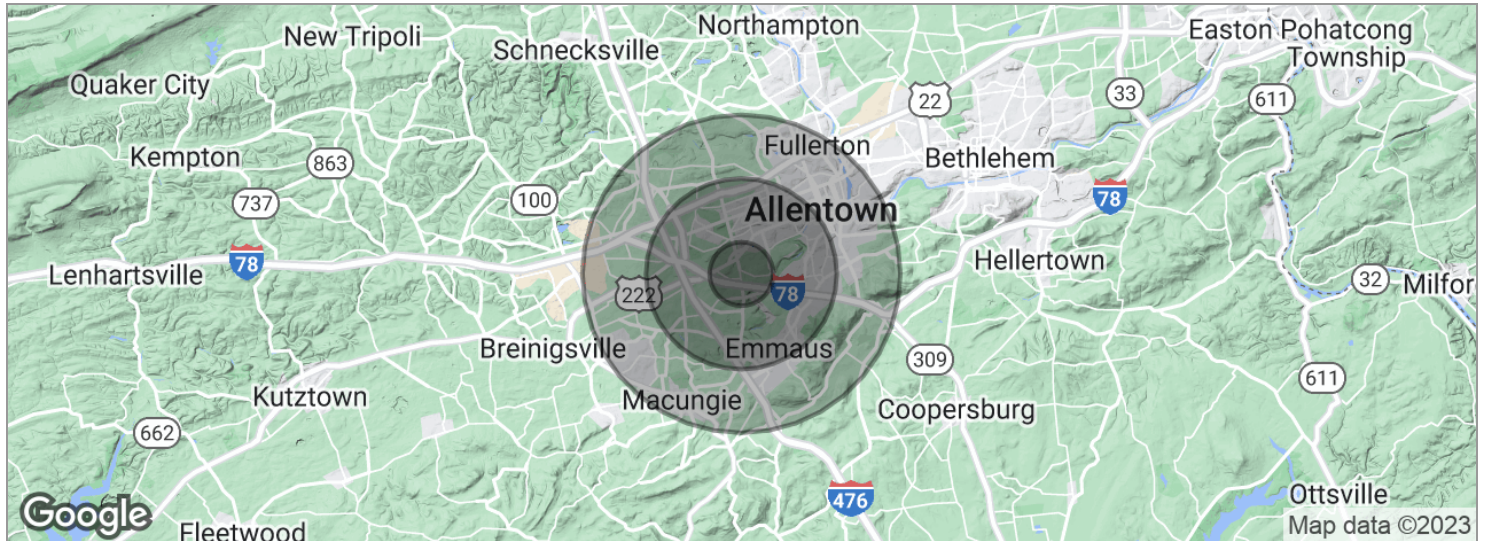
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,774	78,682	227,635
Median age	50.4	41.2	37.1
Median age (male)	48.3	39.2	35.6
Median age (Female)	53.2	42.6	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,349	31,319	87,203
# of persons per HH	2.5	2.5	2.6
Average HH income	\$94,095	\$76,189	\$65,094
Average house value	\$289,439	\$252,467	\$241,206

\* Demographic data derived from 2020 ACS - US Census

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