

CENTER CITY INVESTMENT-QOZ ZONE FOR SALE

PORTFOLIO OF 4 ASSETS FOR SALE

28 S. 9th St., Allentown, PA 18102
32 S. 9th St., Allentown, PA 18102
38 S. 9th St., Allentown, PA 18102
41 S. 9th St., Allentown, PA 18102



OFFERING SUMMARY

SALE PRICE:	\$1,460,000
AVAILABLE SF:	
LOT SIZE:	28 S 9th St-0.04 acres 32 S 9th St-0.04 acres 38 S 9th St-0.03 acres 41 S 9th St-0.05 acres
BUILDING SIZE:	28 S 9th St- 3,278 SF 32 S 9th St- 3,438 SF 38 S 9th St- 2,904 SF 41 S 9th St- 3,075 SF
ZONING:	B-2 Central Business
PRICE / SF:	\$115.01

PROPERTY OVERVIEW

Extraordinary opportunity to own a portfolio of 4 properties in downtown Allentown, PA. Properties are ideal for an investor/developer interested in developing and renovating cash flow properties in a QOZ (Qualified Opportunity Zone). All 4 properties are zoned B-2 Central Business.

The property addresses are as follows:

-28 S. 9th Street- a gorgeous 3,278 SF brick, three story building with four legal apartments and retail/office space on the ground floor.

-32 S. 9th Street- an attractive 2 1/2 story building with lots of potential. The structure is 3,438 SF with office/retail on the ground floor and apartments above.

-38 S. 9th Street- a three story 2,904 SF brick building with office/retail on the first floor, and 4 apartments above. Building also has a full basement for lots of storage space.

- 41 S. 9th Street- a single family three story stucco single family. Property is a spacious 3,075 SF and includes an attached private garage and full basement.

For more information on Qualified Opportunity Zones, please visit <https://lehighvalley.org/qoz>

ALLENTOWN, PA



JAMES BALLIET

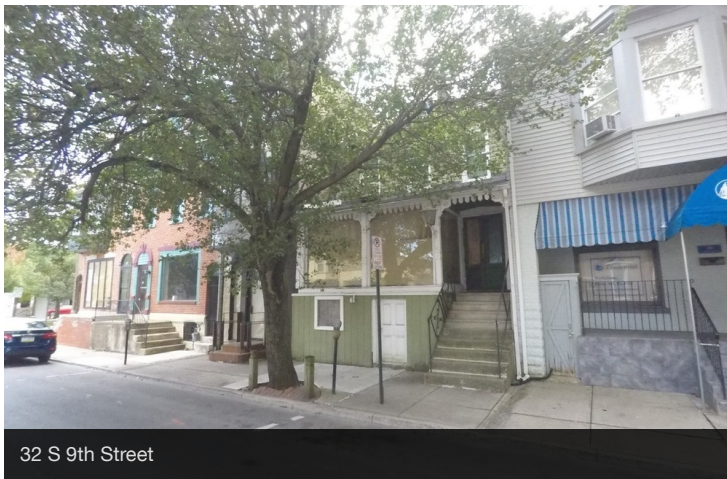
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change 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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32 S 9th Street



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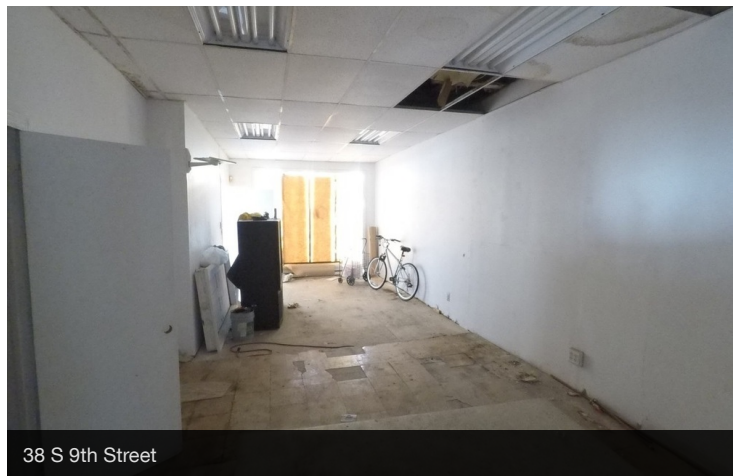
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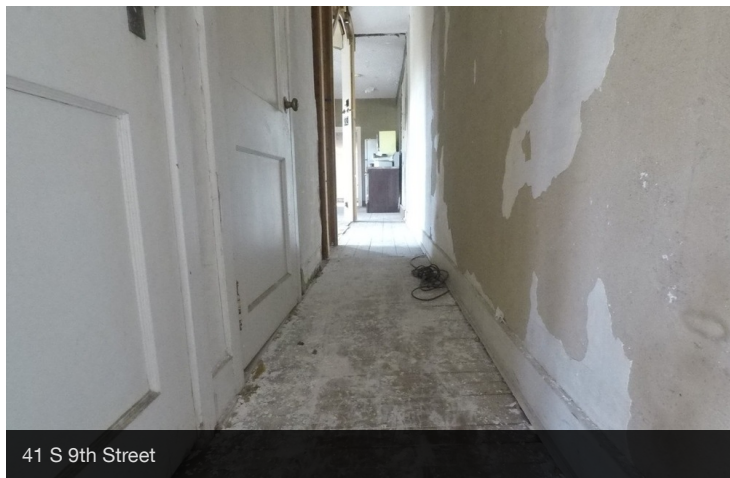
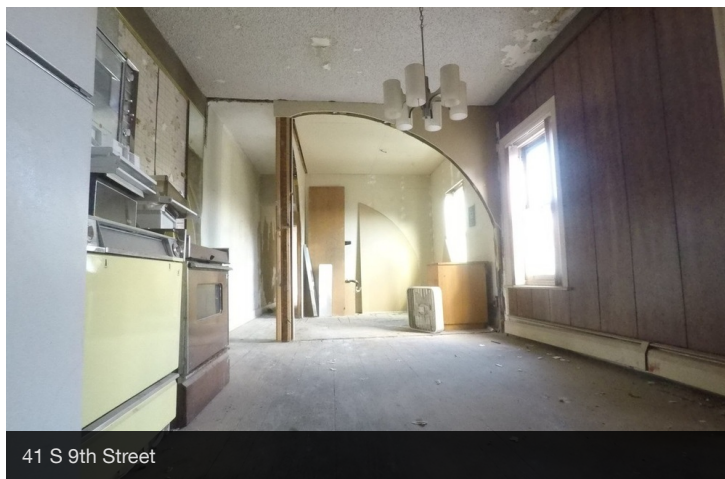
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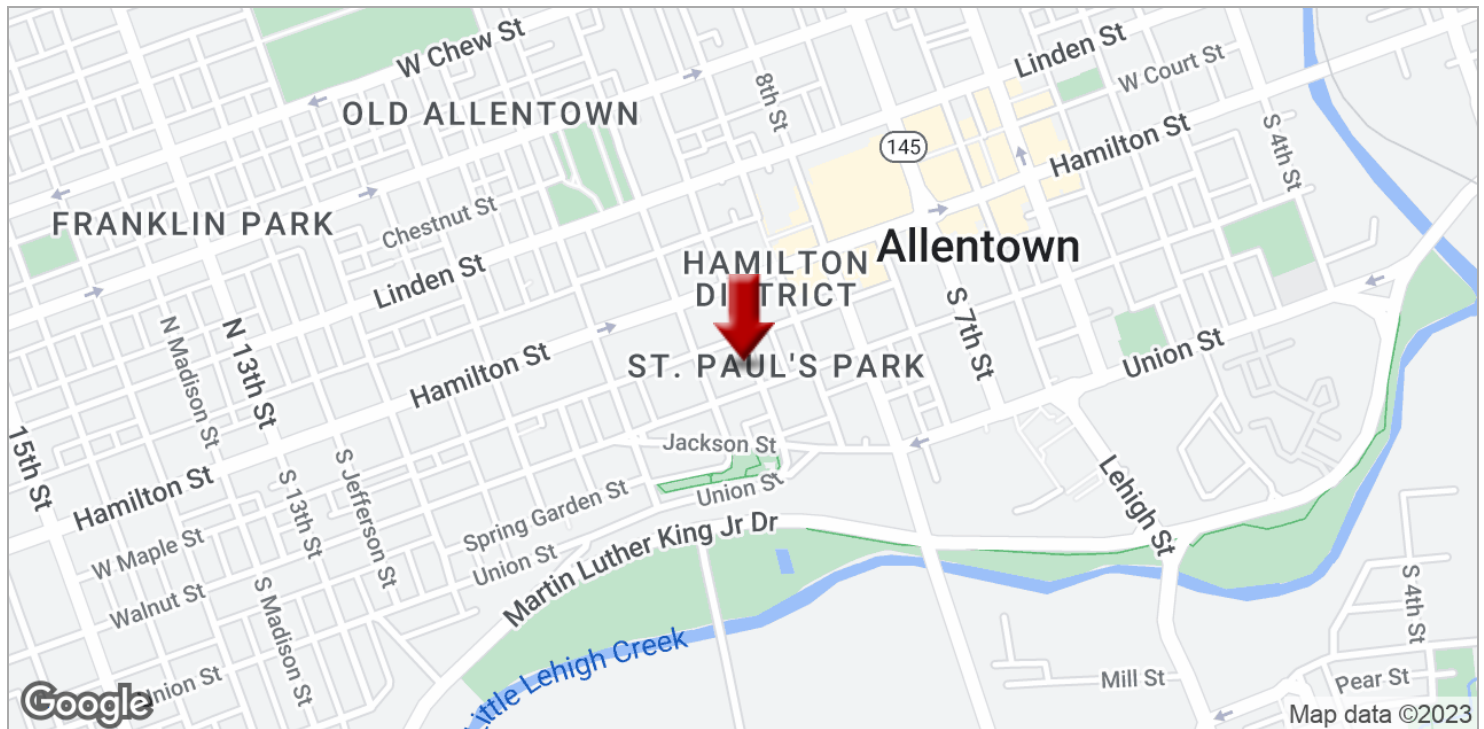
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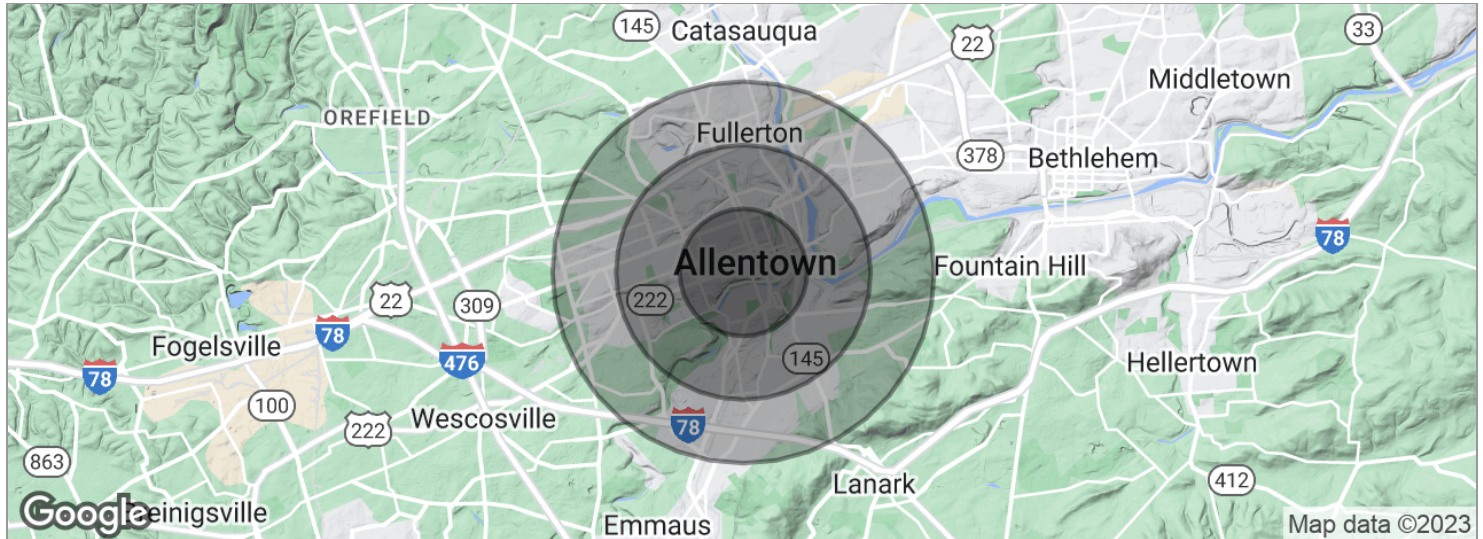
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	48,191	110,781	157,672
Median age	28.6	30.9	33.0
Median age (male)	27.0	29.3	31.5
Median age (Female)	30.3	32.6	34.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	16,660	40,177	59,051
# of persons per HH	2.9	2.8	2.7
Average HH income	\$35,245	\$41,200	\$46,183
Average house value	\$126,712	\$158,211	\$176,199

* Demographic data derived from 2020 ACS - US Census

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