

MULTI-UNIT FOR SALE

QOZ PROPERTY FOR SALE IN ALLENTOWN

41 S 9th Street, Allentown, PA 18102



OFFERING SUMMARY

SALE PRICE:	\$375,000
LOT SIZE:	0.05 Acres
BUILDING SIZE:	3,075 SF
ZONING:	B-2/Central Business
PRICE / SF:	\$121.95

PROPERTY OVERVIEW

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

This property is ideal for an investor/developer interested in developing and renovating cash flow properties in a QOZ (Qualified Opportunity Zone). The property is zoned B-2 Central Business.

This property can also be sold as a package deal with the following:

-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 four apartments overhead. The building also has a full basement for lots of storage space.

For more information on the QOZ(Qualified Opportunity Zone), please go to <https://lehighvalley.org/qoz>

ALLENTOWN, PA



JAMES BALLIET

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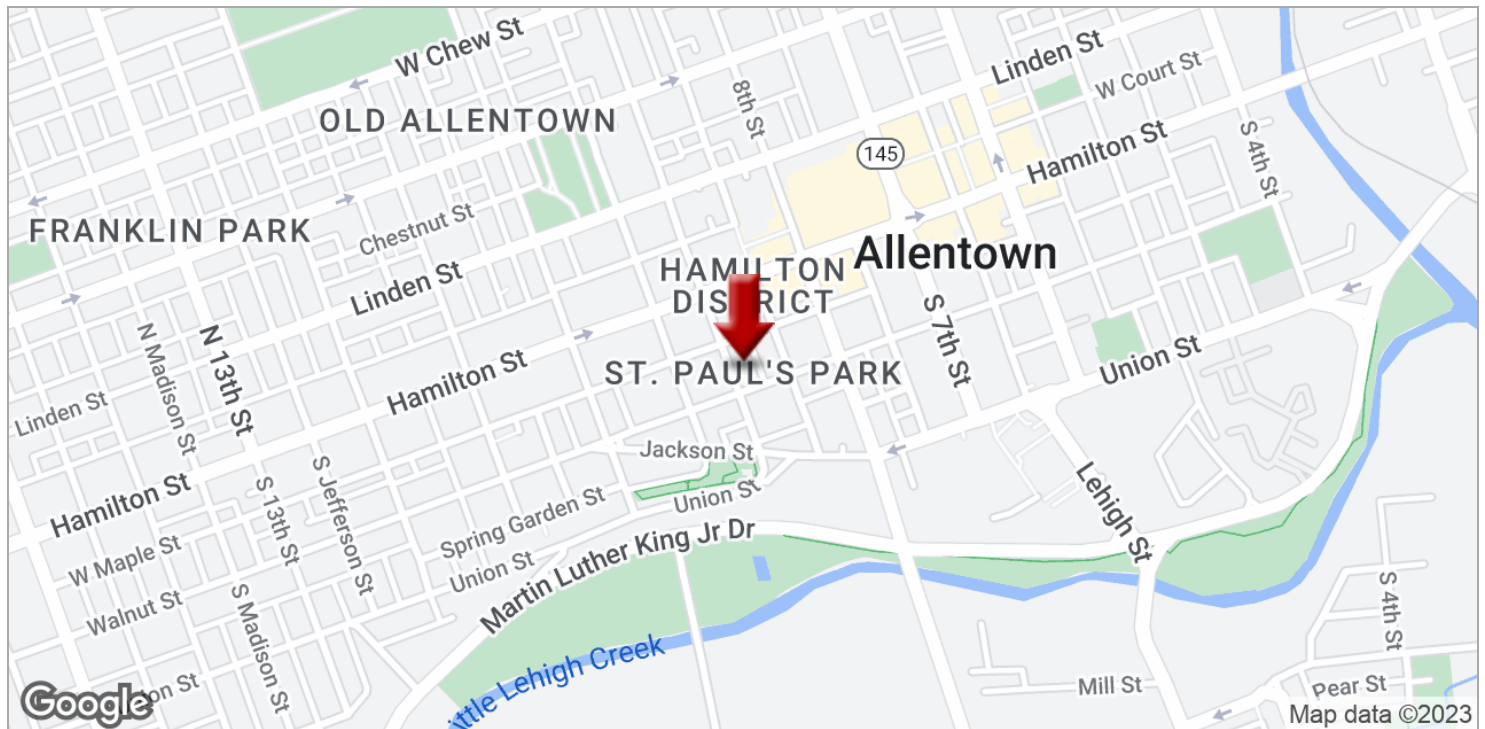
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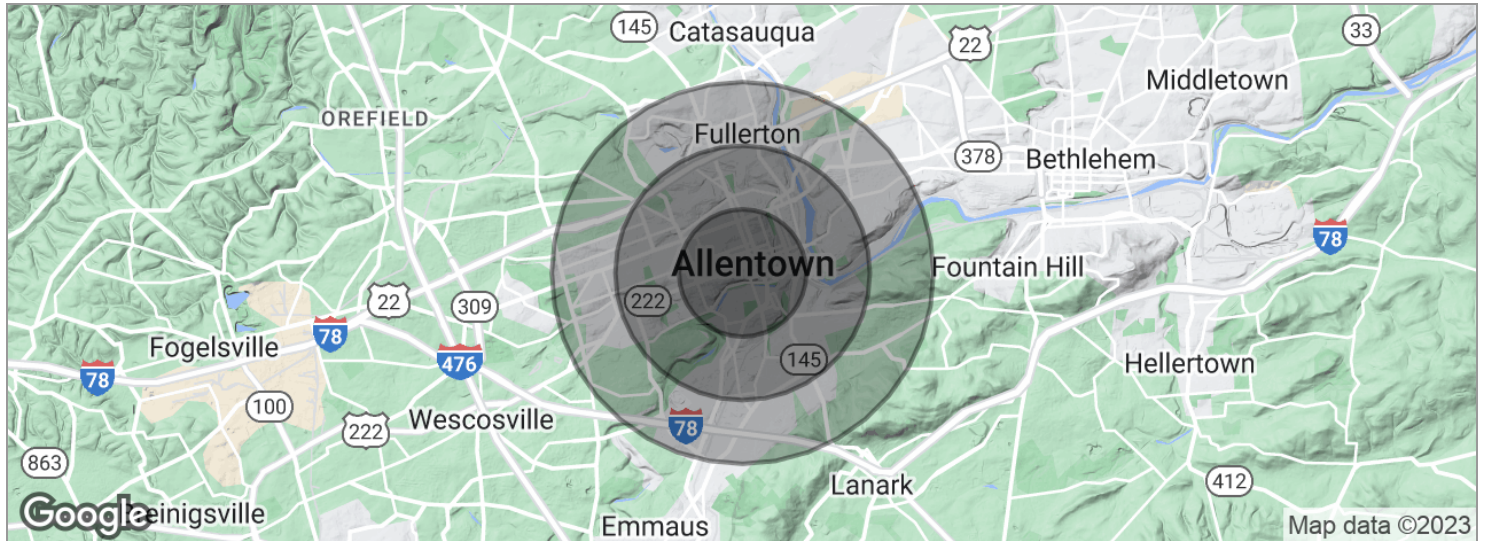
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	47,790	110,766	157,021
Median age	28.5	30.9	33.0
Median age (male)	27.0	29.3	31.5
Median age (Female)	30.2	32.6	34.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	16,492	40,149	58,883
# of persons per HH	2.9	2.8	2.7
Average HH income	\$35,161	\$41,074	\$46,170
Average house value	\$126,215	\$157,691	\$176,539

* Demographic data derived from 2020 ACS - US Census

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