

MULTI-UNIT FOR SALE

QOZ PROPERTY FOR SALE IN ALLENTOWN

38 S 9th Street, Allentown, PA 18102



OFFERING SUMMARY

SALE PRICE:	\$380,000
LOT SIZE:	0.03 Acres
BUILDING SIZE:	2,904 SF
ZONING:	B-2/Central Business
PRICE / SF:	\$130.85

PROPERTY OVERVIEW

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.

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

ALLENTOWN, PA



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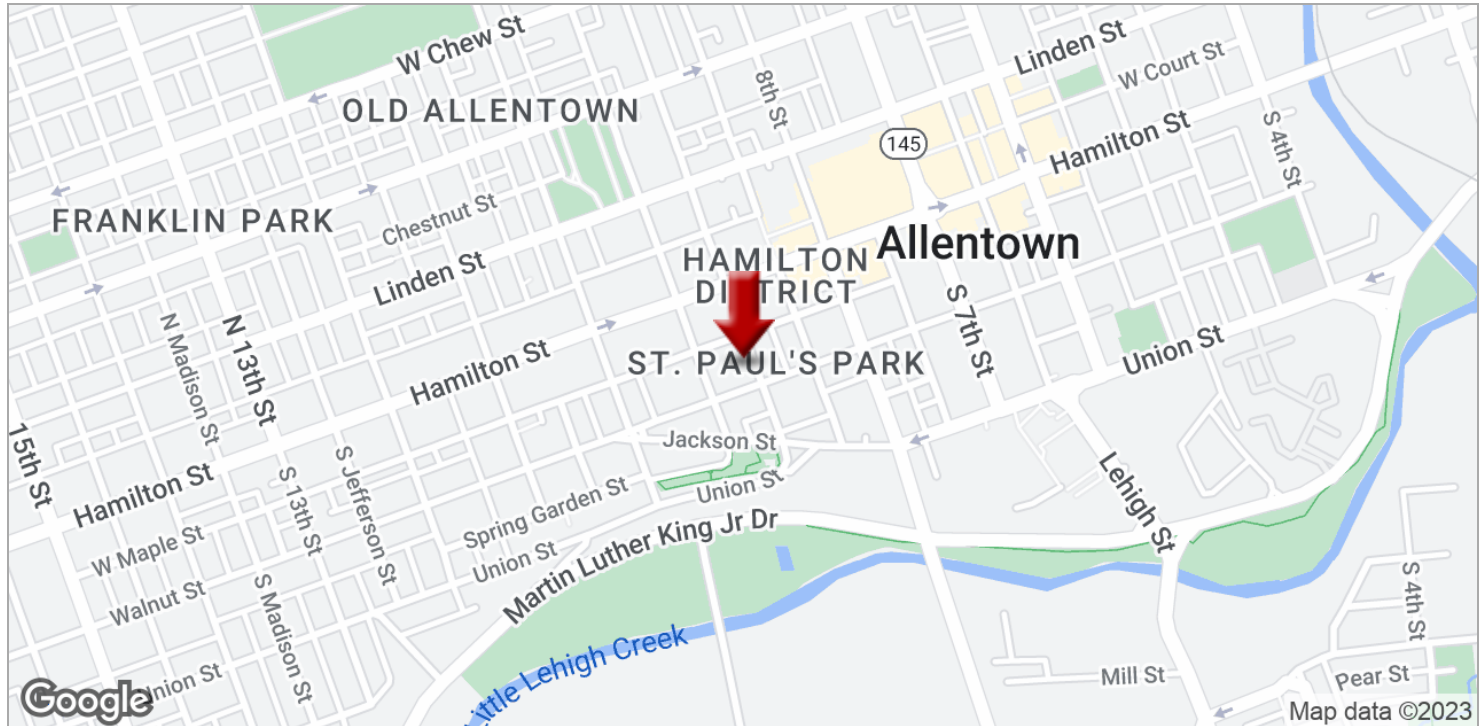
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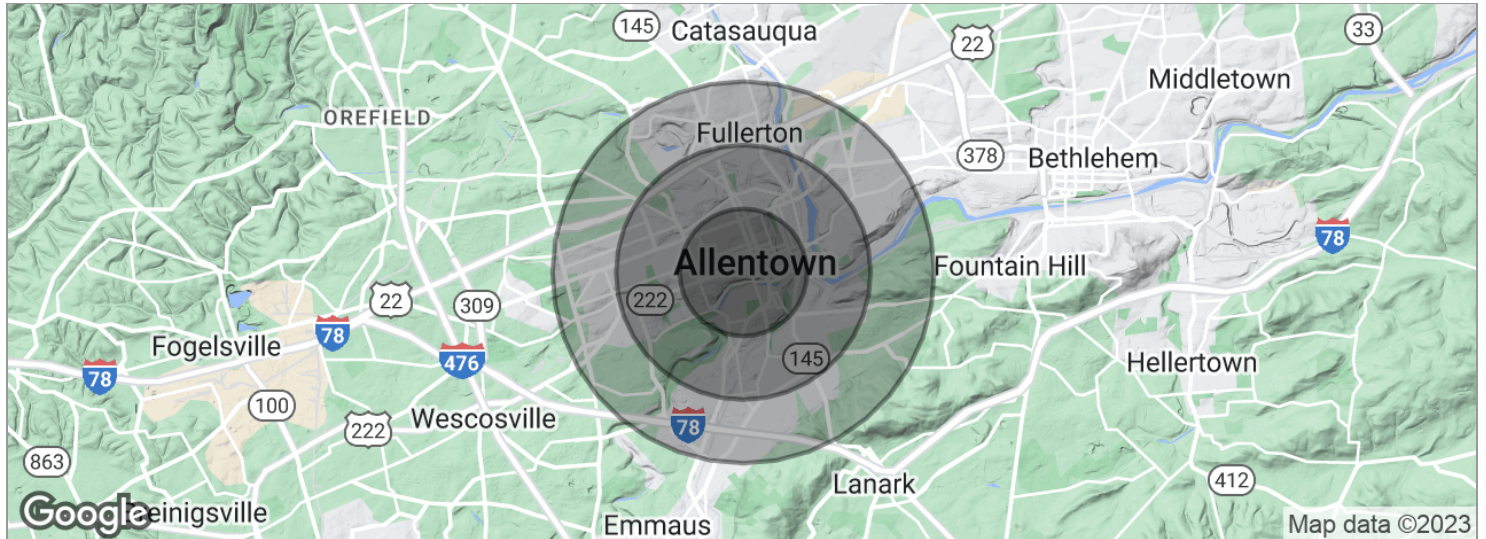
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	48,191	110,781	157,672
Median age	28.6	30.9	33.0
Median age (male)	27.0	29.3	31.5
Median age (Female)	30.3	32.6	34.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	16,660	40,177	59,051
# 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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