

MULTI-UNIT FOR SALE

QOZ PROPERTY FOR SALE IN DOWNTOWN ALLENTOWN

32 S 9th Street, Allentown, PA 18102



OFFERING SUMMARY

SALE PRICE:	\$325,000
LOT SIZE:	0.04 Acres
BUILDING SIZE:	3,438 SF
ZONING:	B-2/Central Business
PRICE / SF:	\$94.53

PROPERTY OVERVIEW

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.

This property is ideal for an investor/developer interested in developing and renovating cash flow properties in a QOZ (Qualified Opportunity Zone). This 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.
- 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.
- 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 the QOZ (Qualified Opportunity Zone), please go to <https://lehighvalley.org/qoz>

ALLENTOWN, PA



JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com

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.

Each Office Independently Owned and Operated TheCommercialPropertyGroup.com

MULTI-UNIT FOR SALE

QOZ PROPERTY FOR SALE IN DOWNTOWN ALLENTOWN

32 S 9th Street, Allentown, PA 18102



ALLENTOWN, PA



JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com

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.

Each Office Independently Owned and Operated TheCommercialPropertyGroup.com

MULTI-UNIT FOR SALE

QOZ PROPERTY FOR SALE IN DOWNTOWN ALLENTOWN

32 S 9th Street, Allentown, PA 18102



ALLENTOWN, PA

JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com



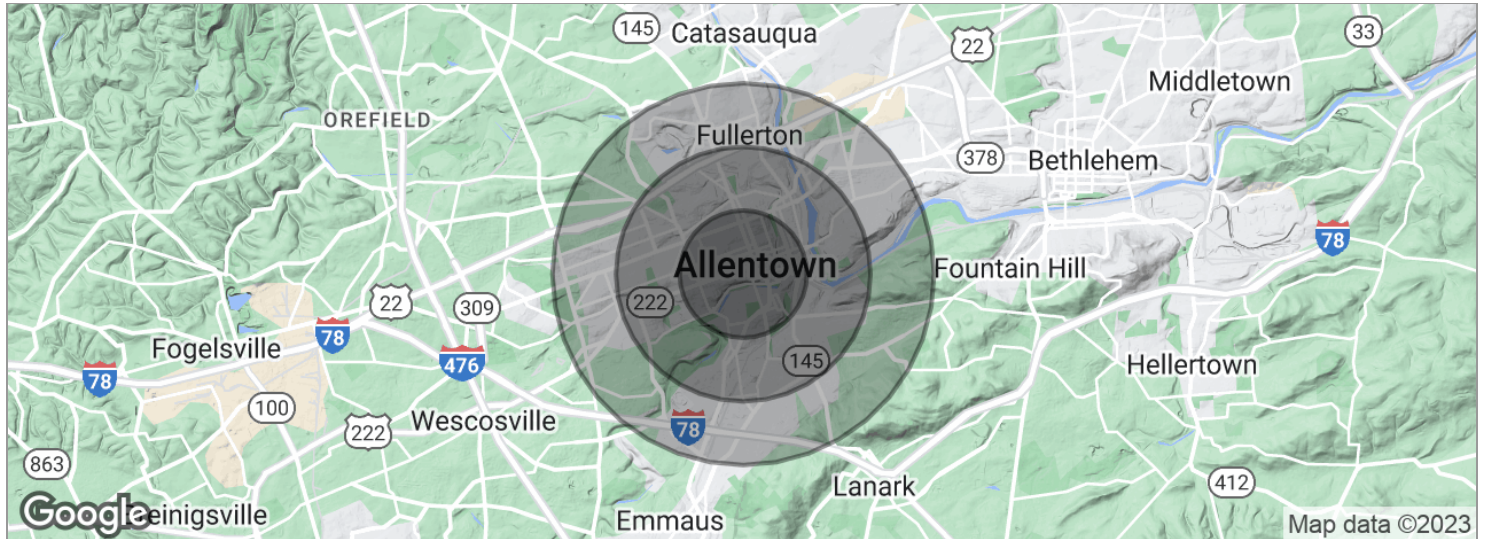
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated TheCommercialPropertyGroup.com

MULTI-UNIT FOR SALE

QOZ PROPERTY FOR SALE IN DOWNTOWN ALLENTOWN

32 S 9th Street, Allentown, PA 18102



POPULATION	1 MILE	2 MILES	3 MILES
Total population	48,417	110,853	157,450
Median age	28.5	30.9	33.0
Median age (male)	26.9	29.4	31.5
Median age (Female)	30.3	32.6	34.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	16,728	40,209	59,009
# of persons per HH	2.9	2.8	2.7
Average HH income	\$35,201	\$41,201	\$46,236
Average house value	\$126,417	\$158,115	\$176,361

* Demographic data derived from 2020 ACS - US Census

ALLENTOWN, PA



JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com

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.

Each Office Independently Owned and Operated [TheCommercialPropertyGroup.com](https://www.TheCommercialPropertyGroup.com)