

OFFICE FOR SALE

PROFESSIONAL OFFICE SUITES

1150 Glenlivet Drive, Allentown, PA 18106



OFFERING SUMMARY

SALE PRICE:	\$1,370,000
BUILDING SIZE:	7,200 SF
RENOVATED:	2017
ZONING:	LI-Light Industrial Park
PRICE / SF:	\$190.28

PROPERTY OVERVIEW

Outstanding investment opportunity available for immediate sale.

Building size is 7,200 SF and there are currently two 1,200 SF income producing tenants in place. There are three consecutive suites totaling 3,600 SF, and a 1,200 SF suite available for owner occupancy or to lease for additional rental income.

Property is located just off Route 100 and I-78 at Glenlivet Drive.

PROPERTY HIGHLIGHTS

ALLENTOWN, PA



JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

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james@jbpropertygroup.com

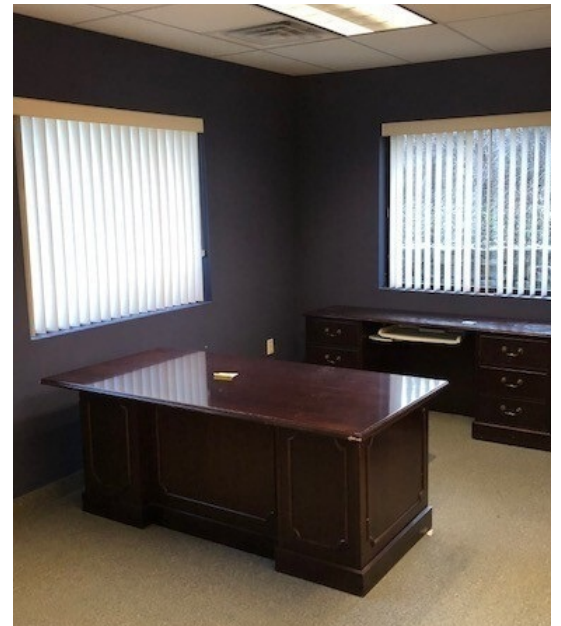
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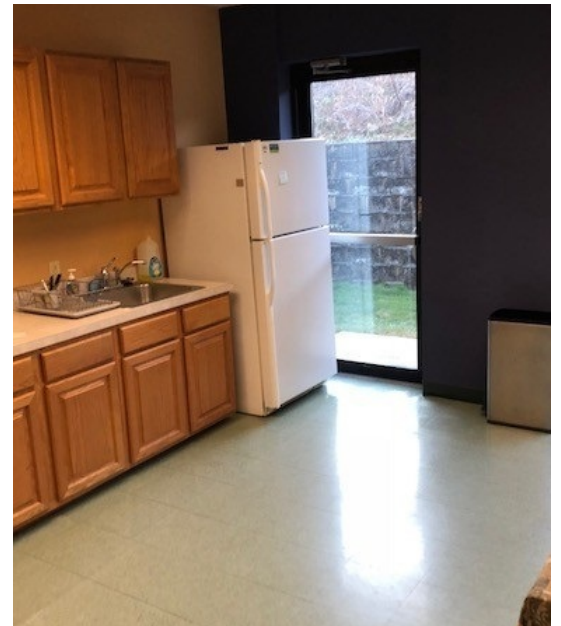
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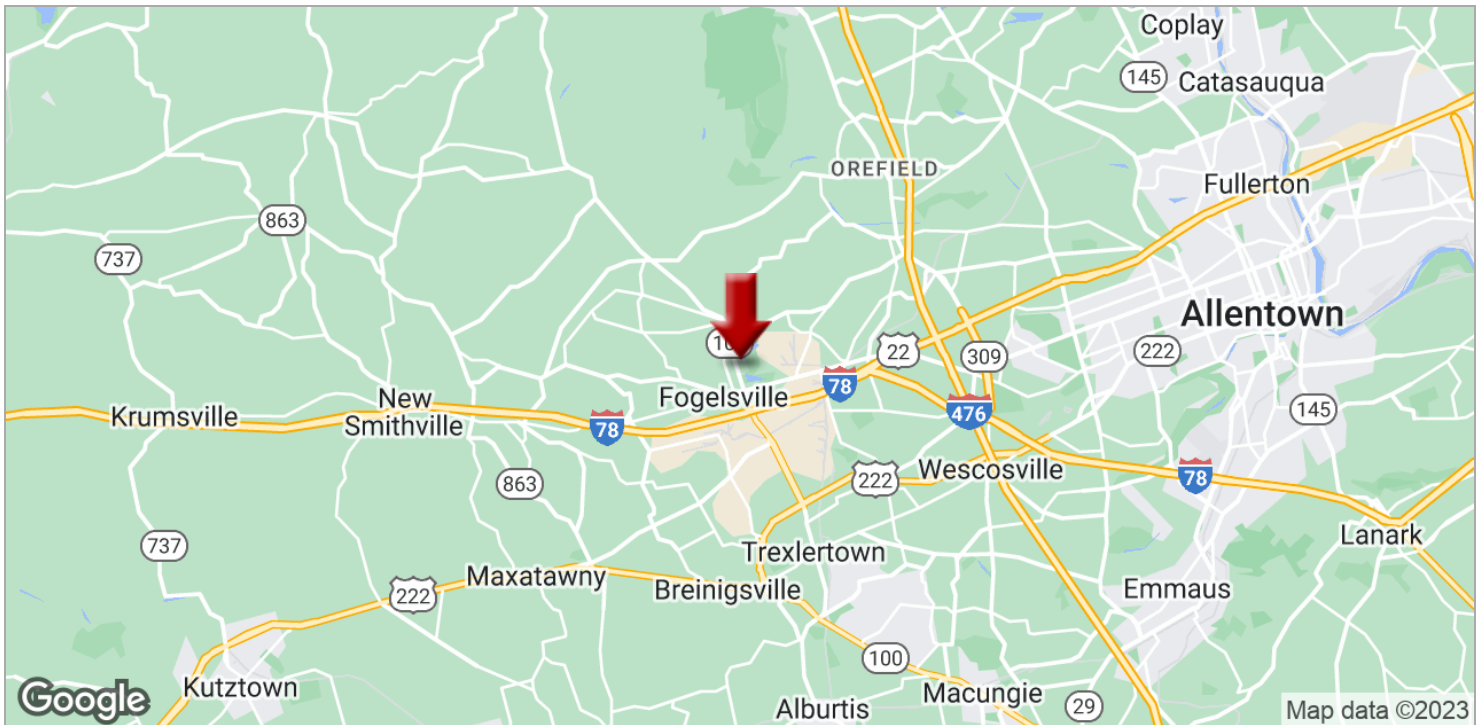
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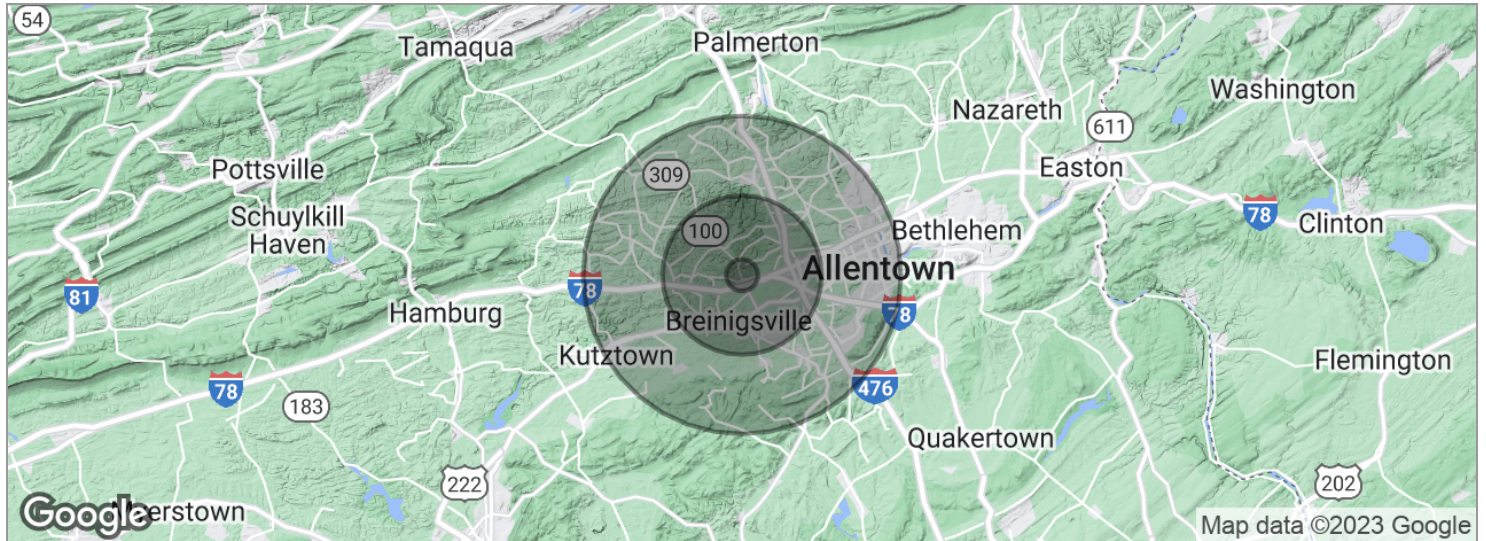
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,621	48,195	227,673
Median age	40.8	42.0	41.1
Median age (male)	41.1	41.3	40.1
Median age (Female)	40.1	42.3	41.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	573	17,959	87,612
# of persons per HH	2.8	2.7	2.6
Average HH income	\$108,572	\$98,147	\$82,274
Average house value	\$314,667	\$304,105	\$284,856

* Demographic data derived from 2020 ACS - US Census

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