

## OFFICE FOR SALE

# FREESTANDING OFFICE BUILDING

40 S Cedar Crest Boulevard, Allentown, PA 18104



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,395,000
<b>LOT SIZE:</b>	1.95 Acres
<b>BUILDING SIZE:</b>	7,945 SF
<b>ZONING:</b>	R-4-Medium Density Residential
<b>PRICE / SF:</b>	\$175.58

### PROPERTY OVERVIEW

The Lehigh Valleys #1 real estate brand is quickly outgrowing our Allentown, PA location and looking to expand into a larger facility. Available for immediate sale is our very unique office building located on bustling Cedar Crest Blvd. The structure is situated in a fabulous 1.95 acre park-like setting and features ample dedicated parking and much more. The building is 7,945 SF and has a 5,644 SF basement which is utilized for storage.

- Reception
- 4 Conference Rooms
- 17 Private Offices
- 2 Large "Bull Pen" areas
- Large Training Room
- Mail/Copy Room
- 3 Separate Entrances
- Kitchenette/Break area
- 2 ADA Restrooms

Call today to arrange a tour of this versatile building!!!

### PROPERTY HIGHLIGHTS

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](http://TheCommercialPropertyGroup.com)

**OFFICE FOR SALE**

# FREESTANDING OFFICE BUILDING

40 S Cedar Crest Boulevard, Allentown, PA 18104



**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](http://TheCommercialPropertyGroup.com)



**OFFICE FOR SALE**

# FREESTANDING OFFICE BUILDING

40 S Cedar Crest Boulevard, Allentown, PA 18104



**ALLENTOWN, PA**



**JAMES BALLIET**

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

C: 610.972.6808

james@jbpropertygroup.com

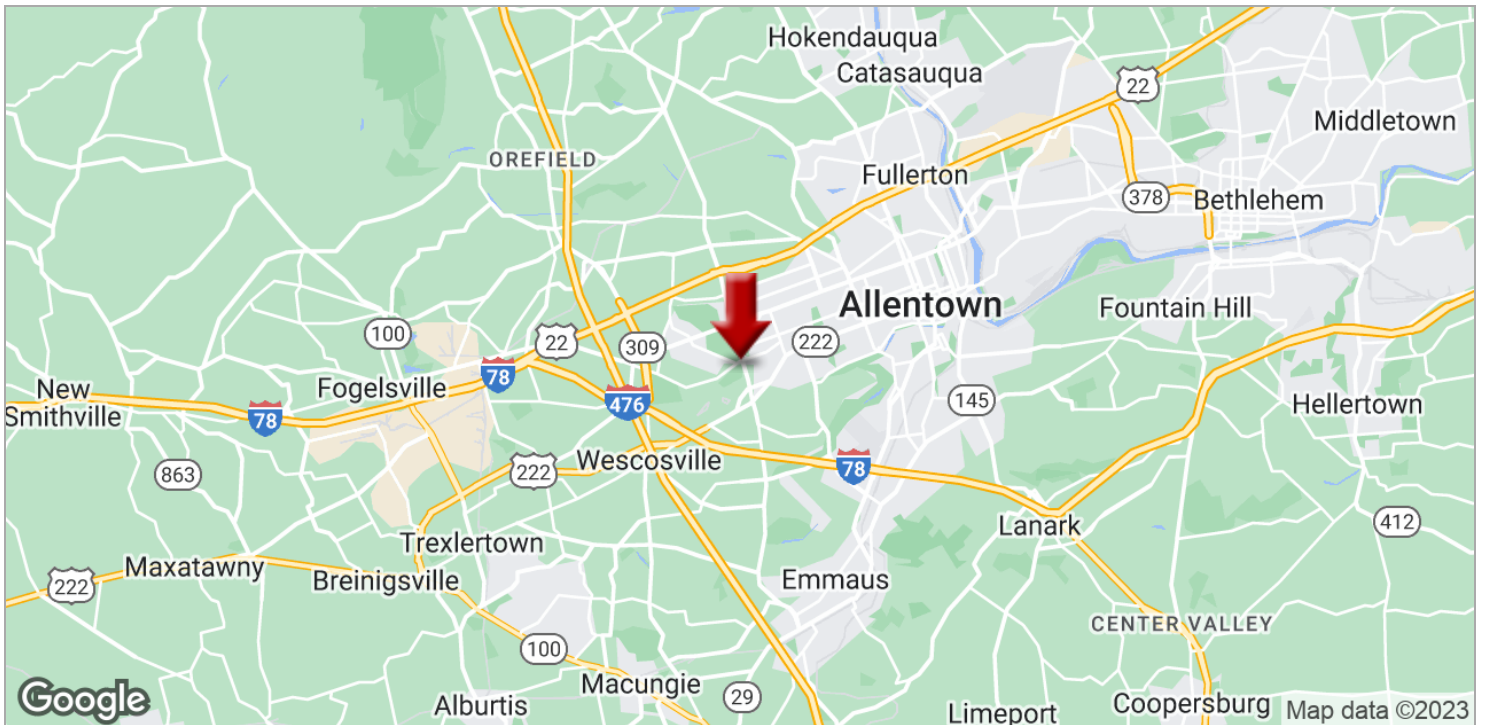
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease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

OFFICE FOR SALE

# FREESTANDING OFFICE BUILDING

40 S Cedar Crest Boulevard, Allentown, PA 18104



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.

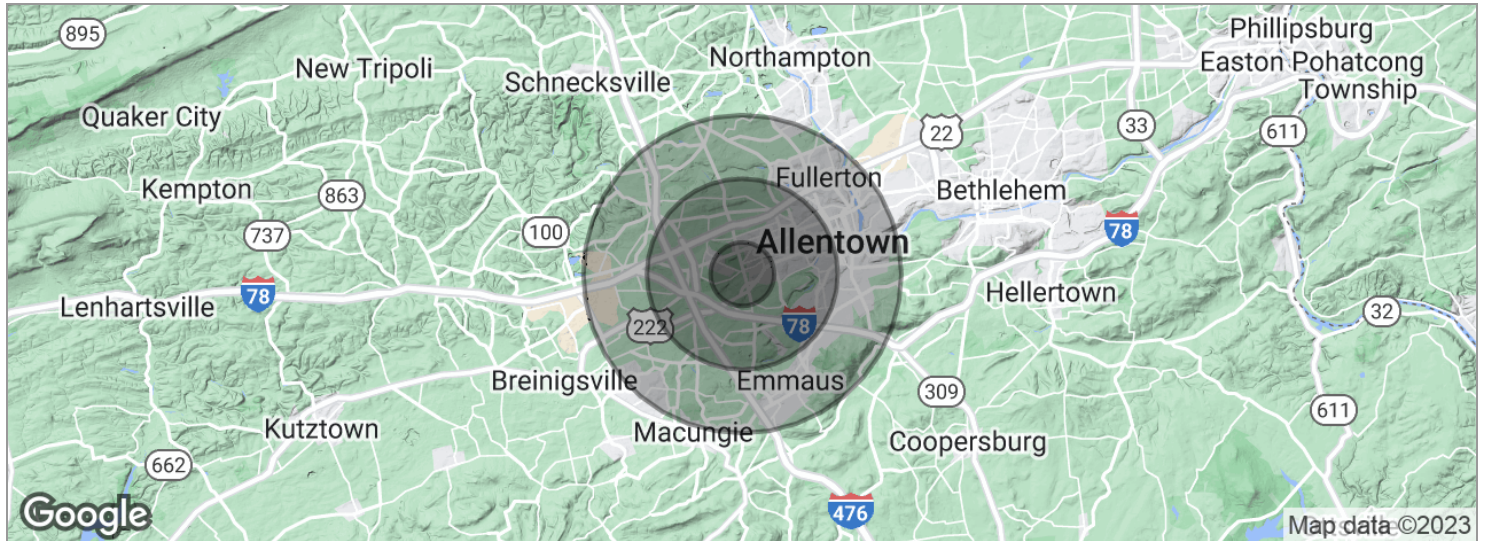
Each Office Independently Owned and Operated [TheCommercialPropertyGroup.com](http://TheCommercialPropertyGroup.com)



## OFFICE FOR SALE

# FREESTANDING OFFICE BUILDING

40 S Cedar Crest Boulevard, Allentown, PA 18104



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,842	74,090	225,767
Median age	47.5	41.1	37.2
Median age (male)	46.7	39.5	35.7
Median age (Female)	49.7	42.7	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,903	29,472	86,394
# of persons per HH	2.4	2.5	2.6
Average HH income	\$81,371	\$73,552	\$65,226
Average house value	\$212,126	\$257,085	\$241,212

\* 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)