

FOR SALE

PARK INN

1061 N 6th Street, Whitehall, PA 18052



OFFERING SUMMARY

SALE PRICE:	\$488,000
LOT SIZE:	0.56 Acres
BUILDING SIZE:	4,914 SF
ZONING:	C2- Regional/Community Commercial
PRICE / SF:	\$99.31

PROPERTY OVERVIEW

Here is your opportunity to own and manage a small eight-room short stay country-style hotel with tavern and food service. Now is your chance to unlock the potential of this +/- 4,914 SF facility located in Whitehall Township, PA.

Building highlights include eight rentable rooms with a shared common area bathroom on the second floor. The ground-level tavern area utilizes an (H) Hotel liquor license. Bar area seats approximately 38 guests. First floor two-bedroom apartment for an owner occupant, or lease it out for additional income. The maintenance and upkeep of the building and property is impeccable. Tremendous pride of ownership throughout, including a brand new HVAC system.

The property is ½ block from heavily traveled MacArthur Rd with convenient access to Route 22. Mac Arthur road is considered the busiest retail corridor in the Lehigh Valley area with a traffic count of over 31,000 cars per day.

PROPERTY HIGHLIGHTS

ALLENTOWN, PA



JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

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james@jbpropertygroup.com

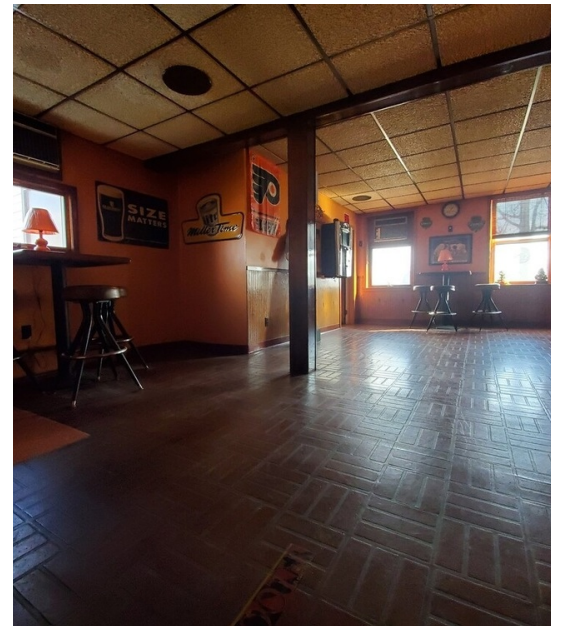
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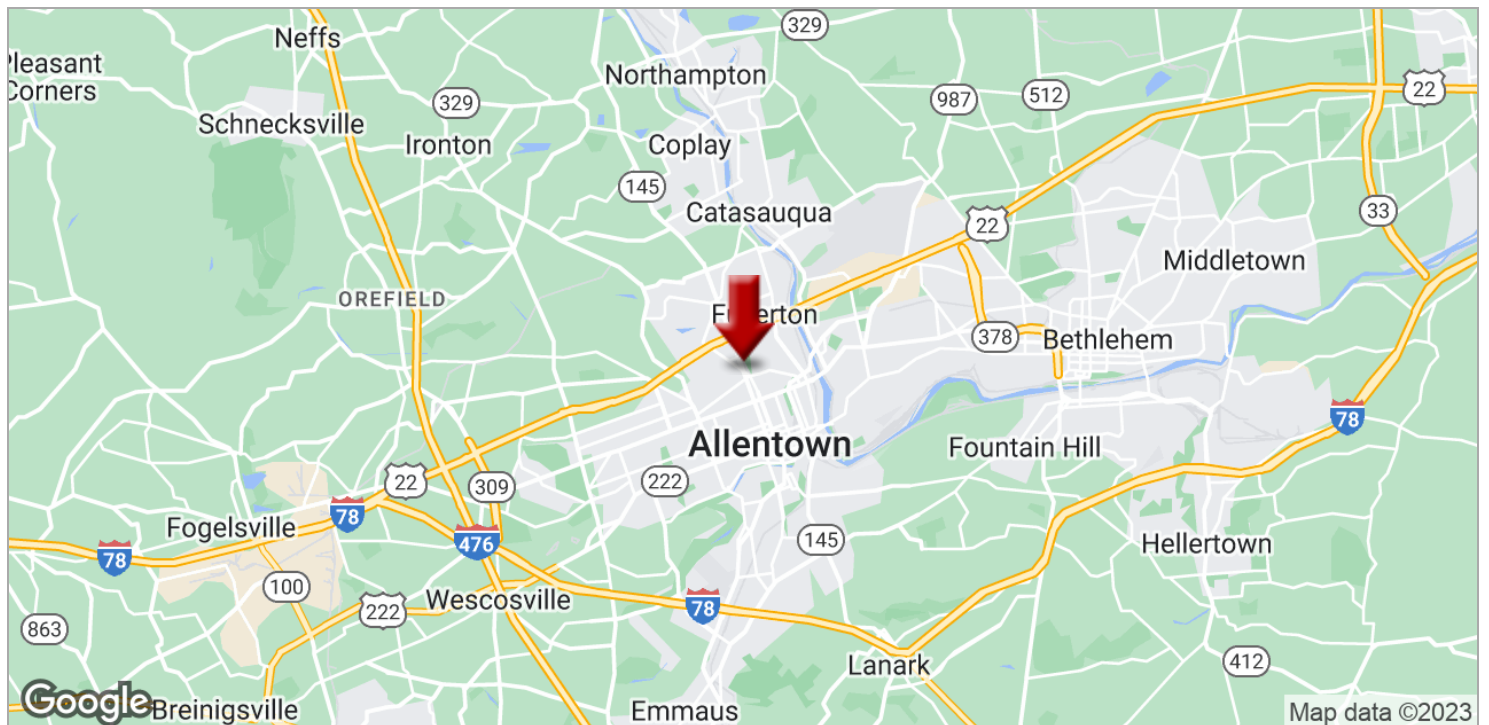
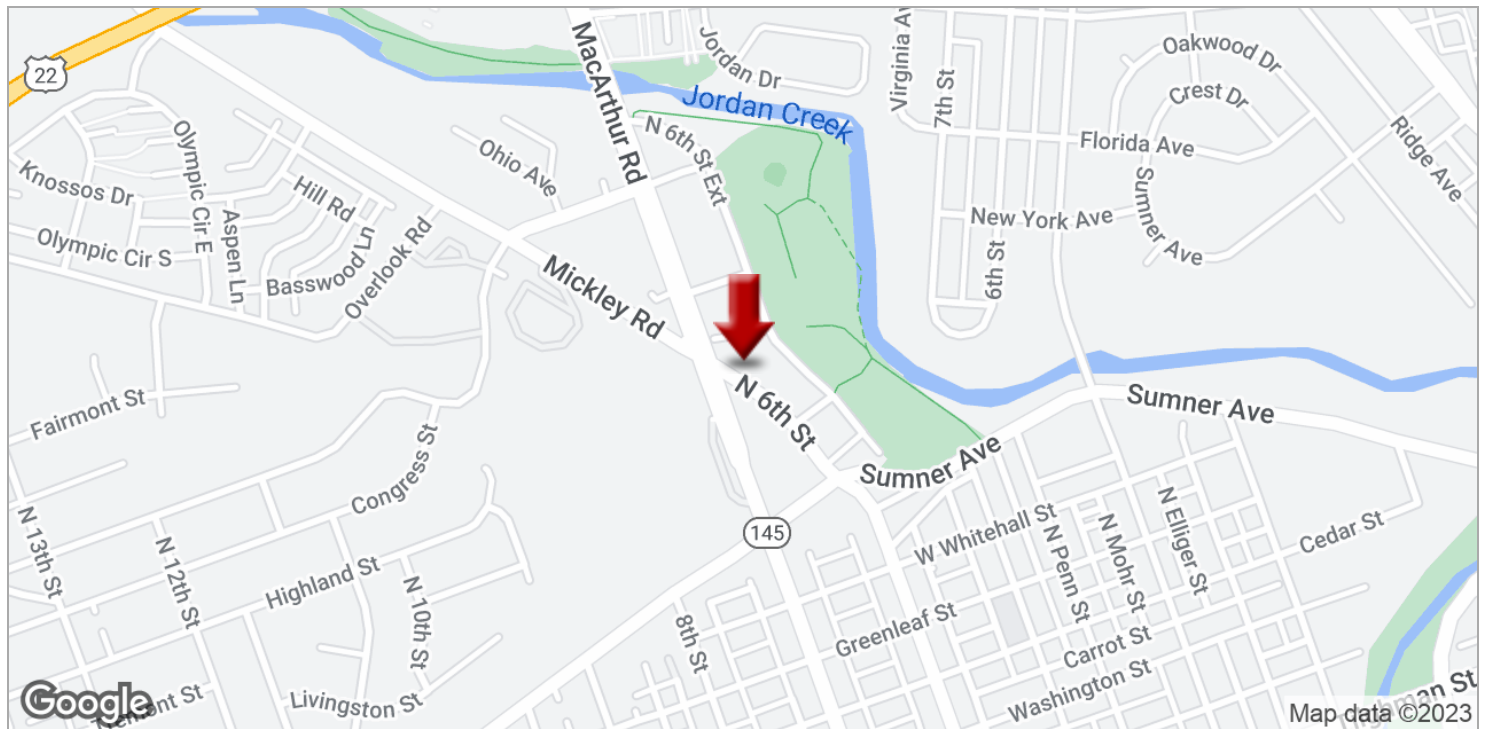
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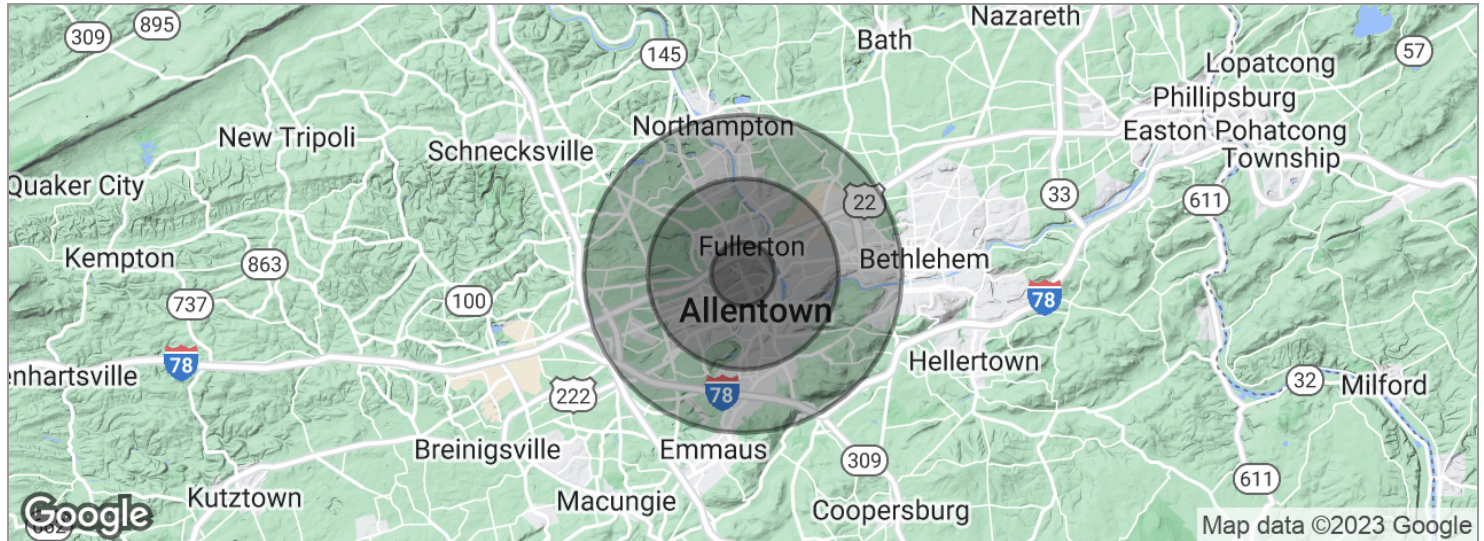
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	37,031	152,901	252,211
Median age	28.8	33.3	36.7
Median age (male)	26.4	31.7	35.3
Median age (Female)	31.6	35.1	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	13,072	57,110	98,221
# of persons per HH	2.8	2.7	2.6
Average HH income	\$40,422	\$47,046	\$55,334
Average house value	\$147,396	\$166,798	\$198,800

* Demographic data derived from 2020 ACS - US Census

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