



REAL ESTATE ADVISORS

Office/Retail/Residential

Unique Renovated Office Building Retail & Residential Property for Sale City of Bethlehem, Lehigh Valley, PA

2 West Market St, Bethlehem, PA 18017

Feinberg Real Estate Advisors, LLC

610.709.6233

feinbergrea.com

Executive Summary



SALE PRICE:	Call For Details
LOT SIZE:	Approximately 0.2 Acre
BUILDING SIZE:	8,352 SF
YEAR BUILT:	1849
YEAR RENOVATED:	2017
ZONING:	RT - Residential Zoning District Commercial - Non Confirming Use Retail, Mixed, Apartment Or Office
SERVICES:	Public Water & Sewer
MARKET:	Lehigh Valley
SUB MARKET:	City Of Bethlehem
CROSS STREETS:	New Street

PROPERTY OVERVIEW

This unique property consists of 3 buildings in Historic Bethlehem. The primary property, which was recently renovated, is a 4,670 SF office building built in 1849. The second building is a 2,086 SF retail and residential unit that faces North New Street. The third building is a 1,596 SF garage with a basement and second floor residential unit. The garage would be perfect for a conference area or workshop.

PROPERTY FEATURES

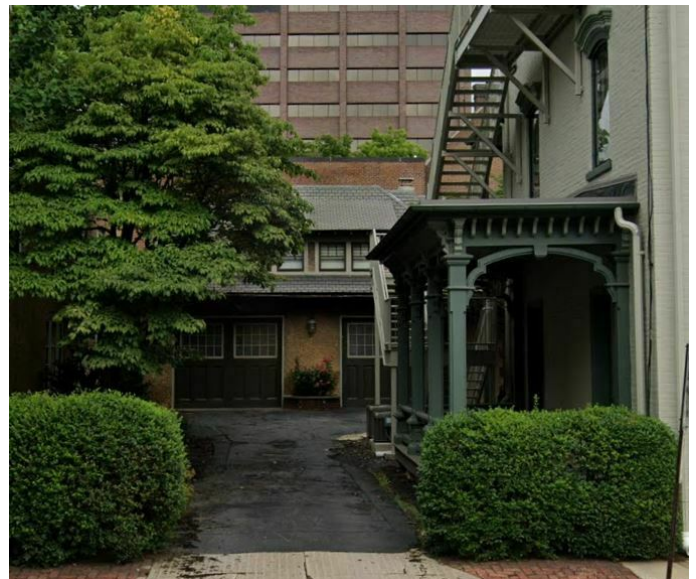
- Renovated Commercial Office
- New Roof, Electric, HVAC, Sidewalks & Cabling
- Onsite Parking for 4 Spaces
- Great Historic Bethlehem Location
- Tiffany Glass Windows & Working Fireplaces
- Current Permitted Use is Office, Retail and Apartment
- Secure IT Room
- Note: Pending Zoning Appeal in Process

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Property Details

PROPERTY TYPE:	Office/Retail/Residential
APN:	P6NE1D 14 7 0204
LOT SIZE:	Approximately 0.2 AC
BUILDING FRONTAGE:	Market Street
CROSS STREETS:	North New Street
YEAR BUILT:	1849
CONSTRUCTION TYPE:	Brick & Wood
NUMBER OF STORIES:	3 in Primary Building 2 in Retail/Residential Building 2 in Garage
NUMBER OF UNITS:	4



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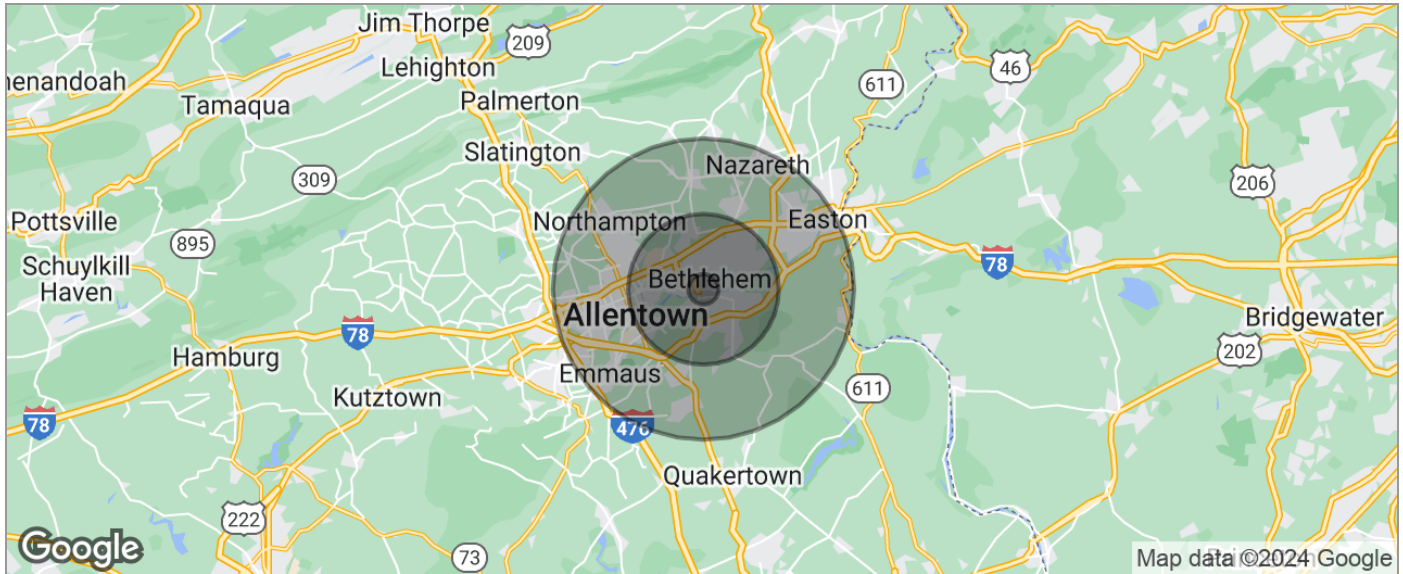
Additional Photos



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Demographics Map



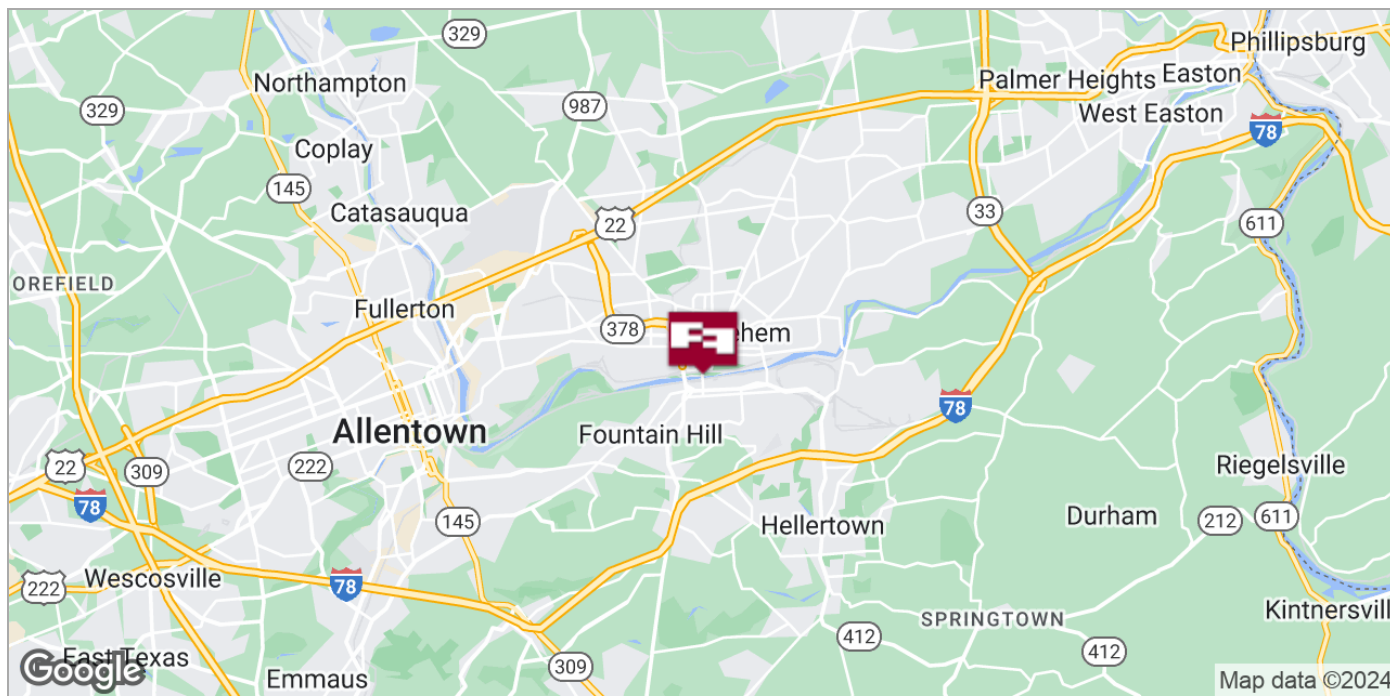
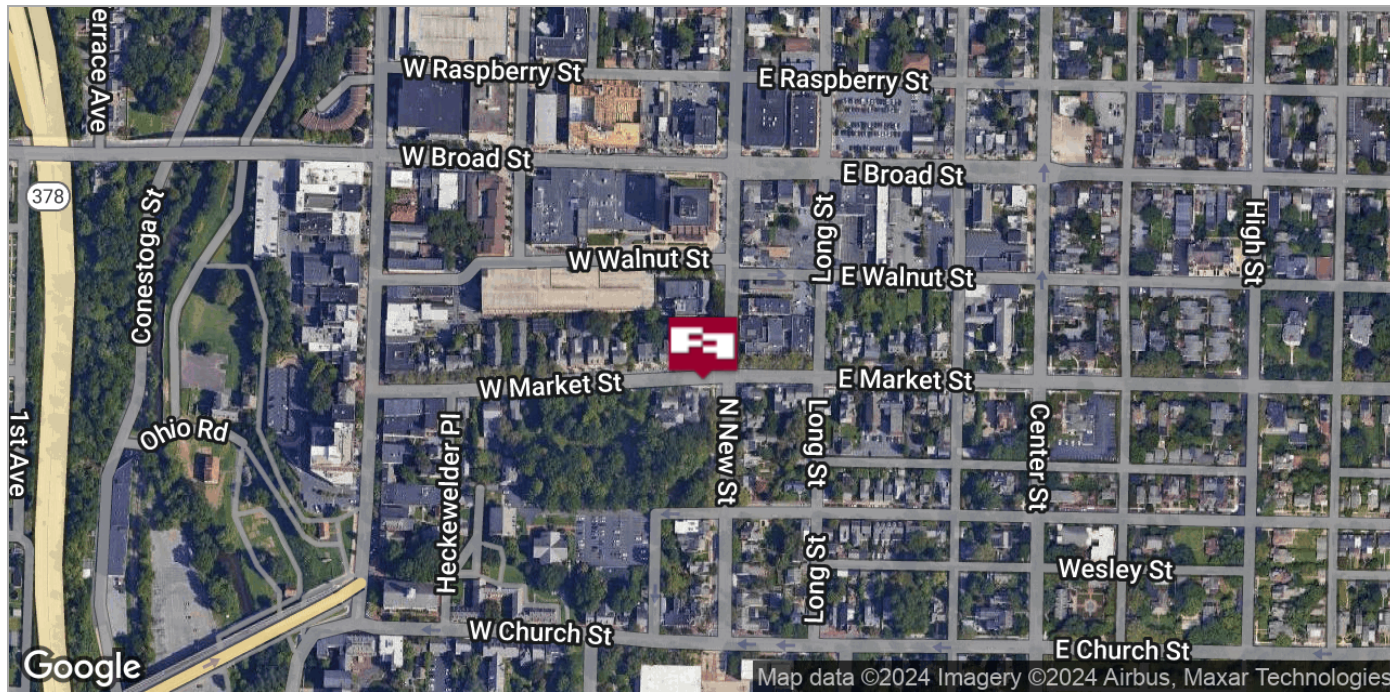
POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	24,310	187,635	482,273
MEDIAN AGE	36.8	38.9	40.2
MEDIAN AGE (MALE)	35.0	37.3	38.6
MEDIAN AGE (FEMALE)	39.9	40.8	42.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	10,779	74,778	193,895
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$65,809	\$79,242	\$82,661
AVERAGE HOUSE VALUE	\$153,861	\$194,969	\$208,434
RACE	1 MILE	5 MILES	10 MILES
% WHITE	73.4%	72.1%	75.6%
% BLACK	10.3%	9.2%	7.9%
% ASIAN	2.8%	3.1%	3.1%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.1%	0.2%	0.3%
% OTHER	7.5%	7.4%	5.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	28.8%	31.1%	25.3%

* Demographic data derived from 2020 ACS - US Census

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Location Maps



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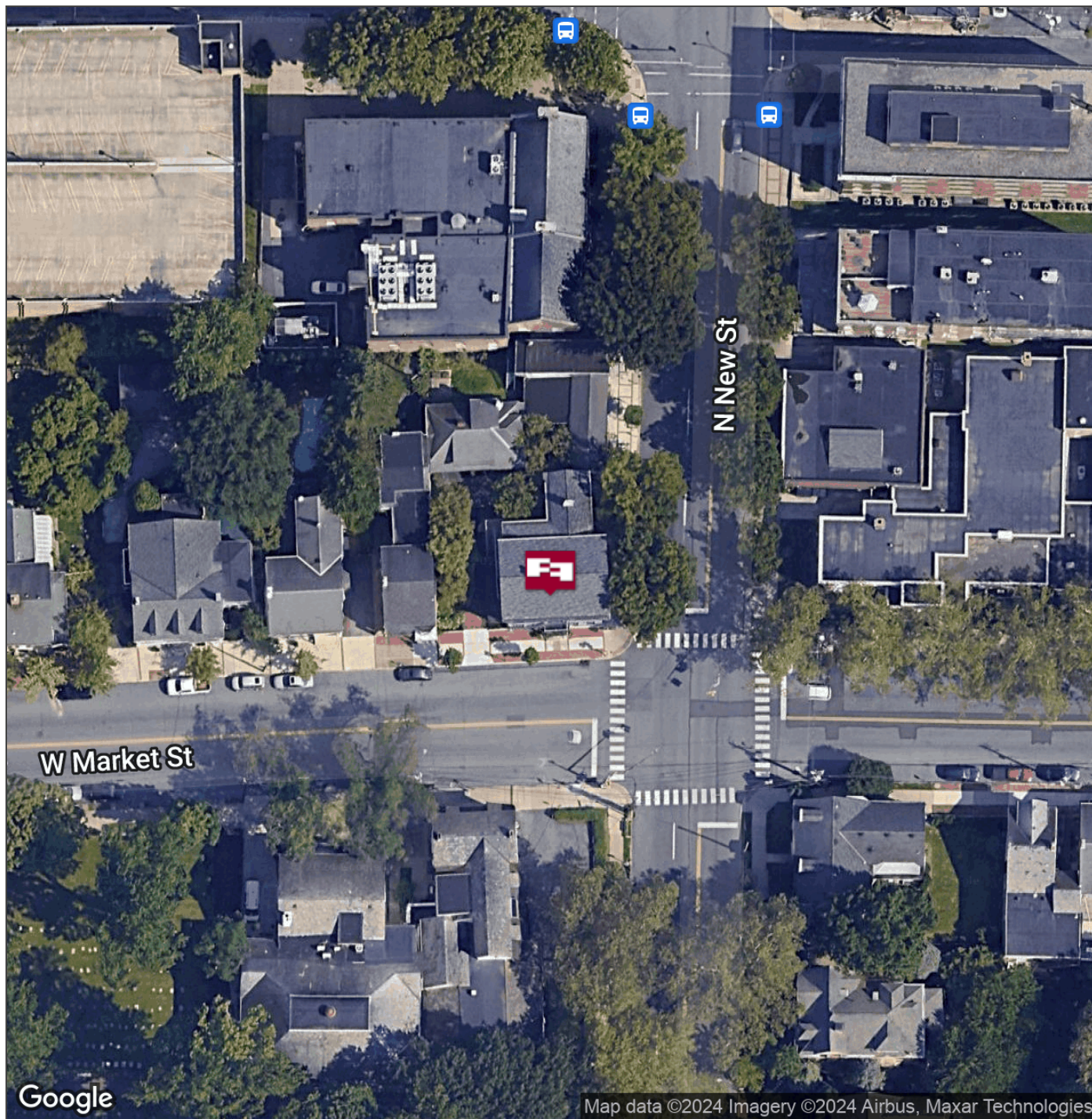
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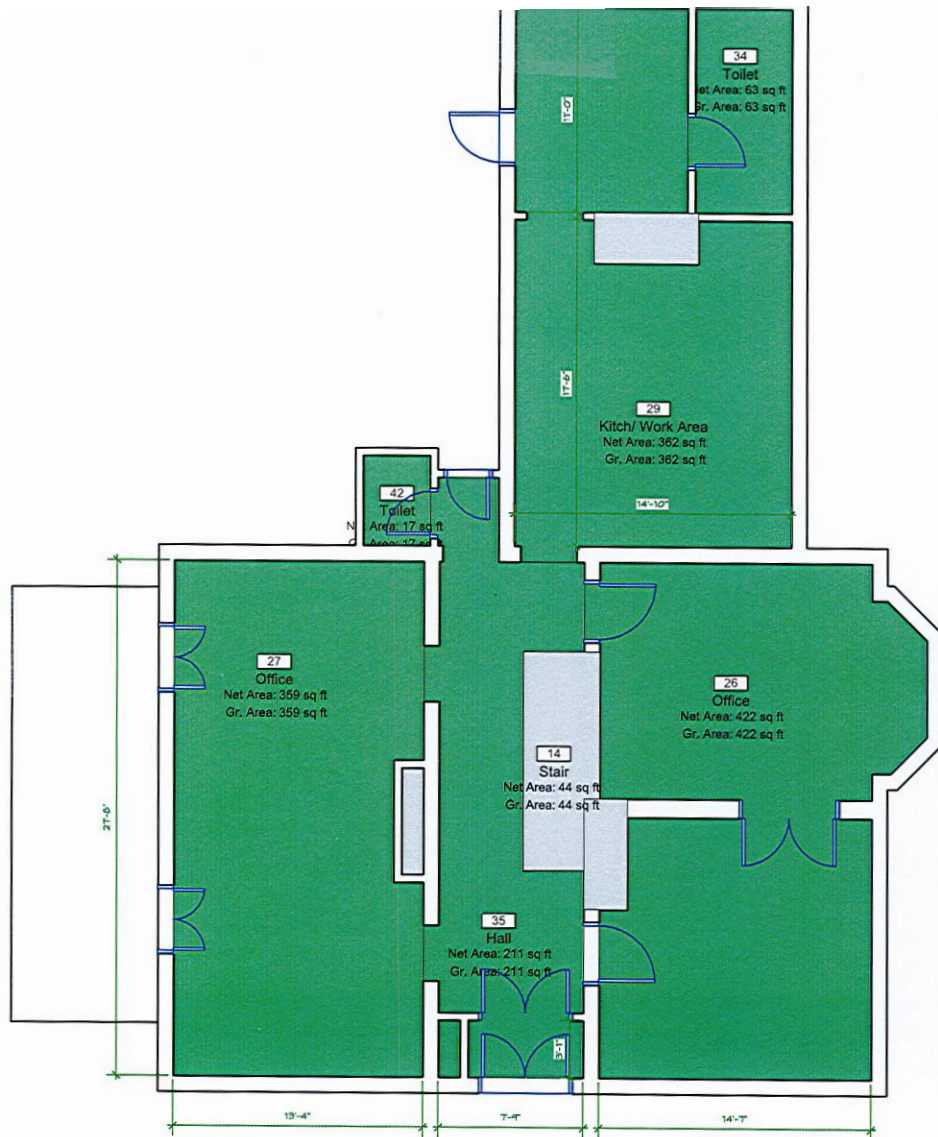
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Aerial Map

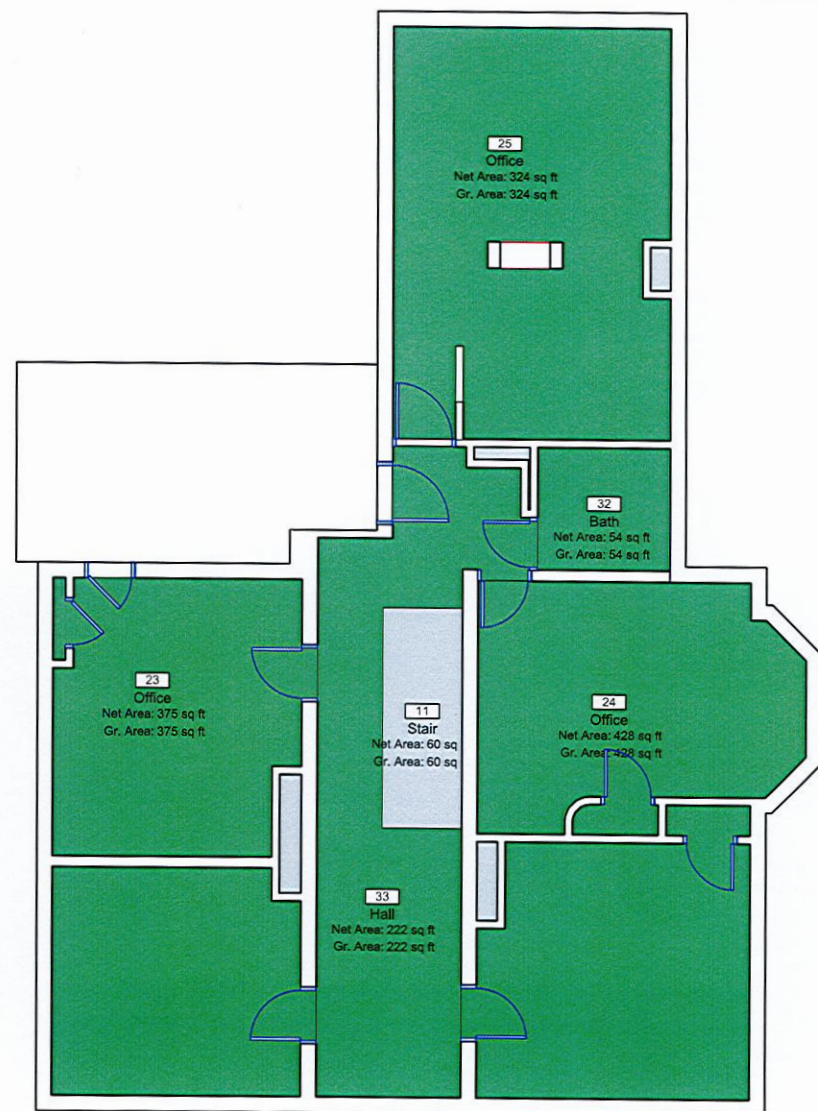


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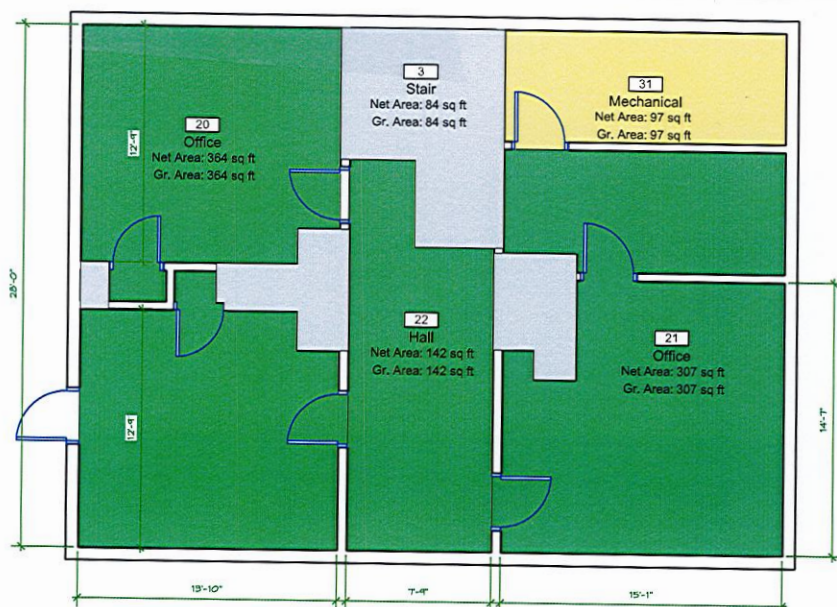




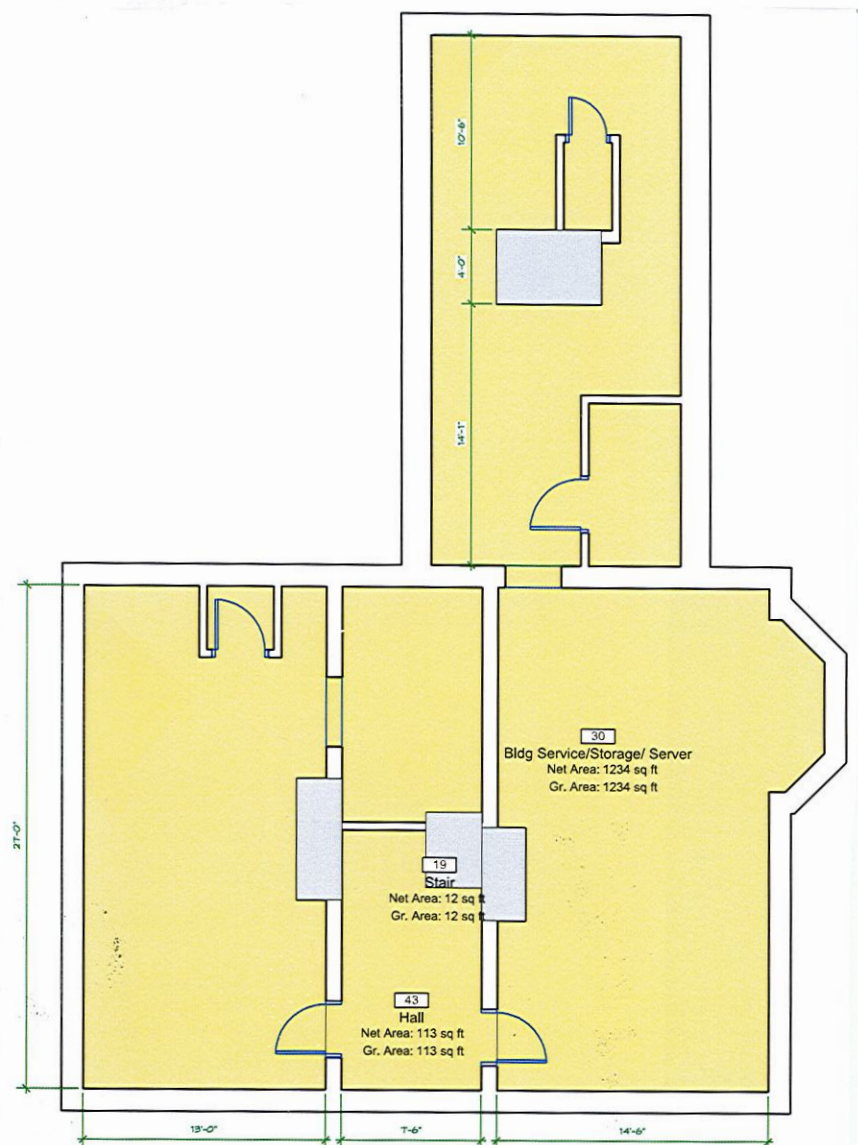
1 First Floor Plan
Scale: 1/8" = 1'-0"



2 Second Floor Plan
Scale: 1/8" = 1'-0"



3 Third Floor Plan
Scale: 1/8" = 1'-0"



B Basement Floor Plan
Scale: 1/8" = 1'-0"