

FOR SALE

MEDICAL BUILDING INVESTMENT PROPERTY

1536 Northampton Street, Easton, PA 18042



SALE PRICE: \$1,008,700

LOT SIZE: 0.19 Acres

BUILDING SIZE: 4,323 SF

YEAR BUILT: 1970

ZONING: C-1 / Local Commercial

PROPERTY OVERVIEW

NNN Investment is available for Sale in Easton, PA.

4,323 SF Medical Office Building has a lot size of 8,083 SF.

The current rental income is \$60,522 annually for 5-years with options.

Property is zoned C-1, which allows for a multitude of retail or office/medical concepts, including financial institutions, fast food restaurants, and much more.

Conveniently located on Northampton Street directly in front of CVS Pharmacy.

Property is just minutes from Route 22, Route 33 and I-78.

ALLENTOWN, PA



JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

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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.

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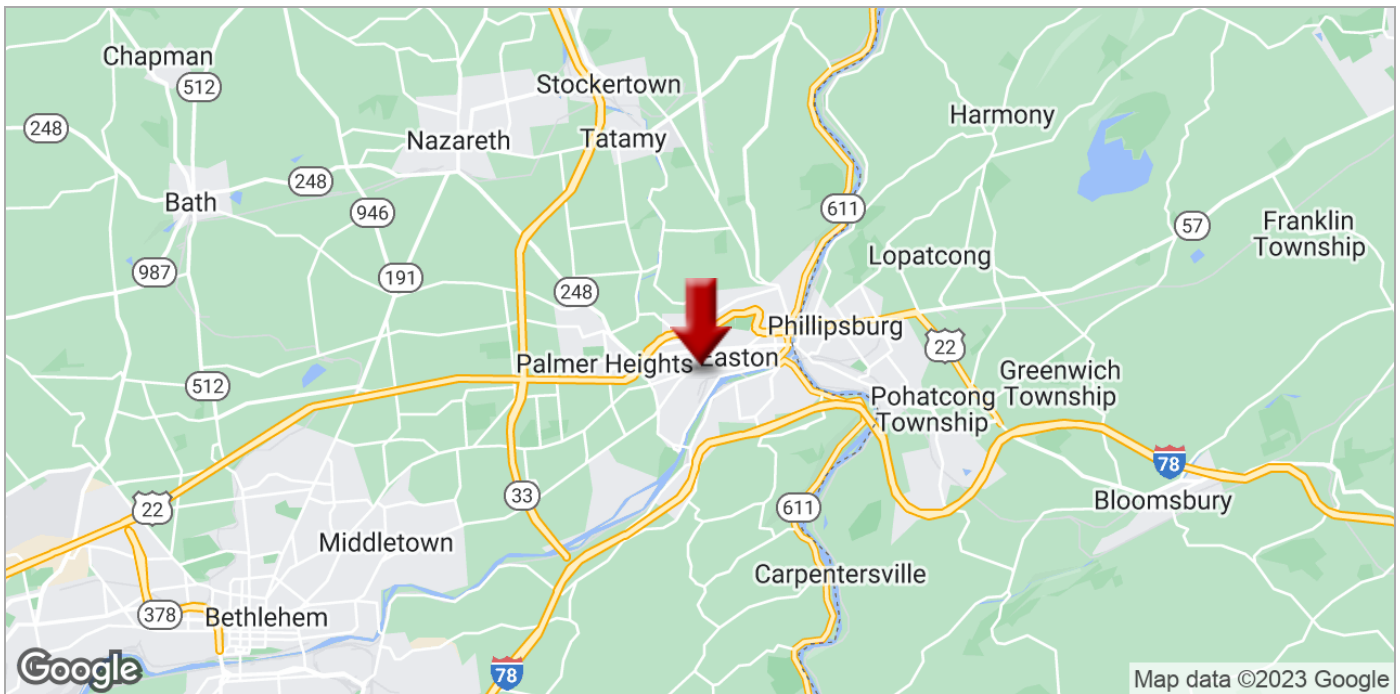
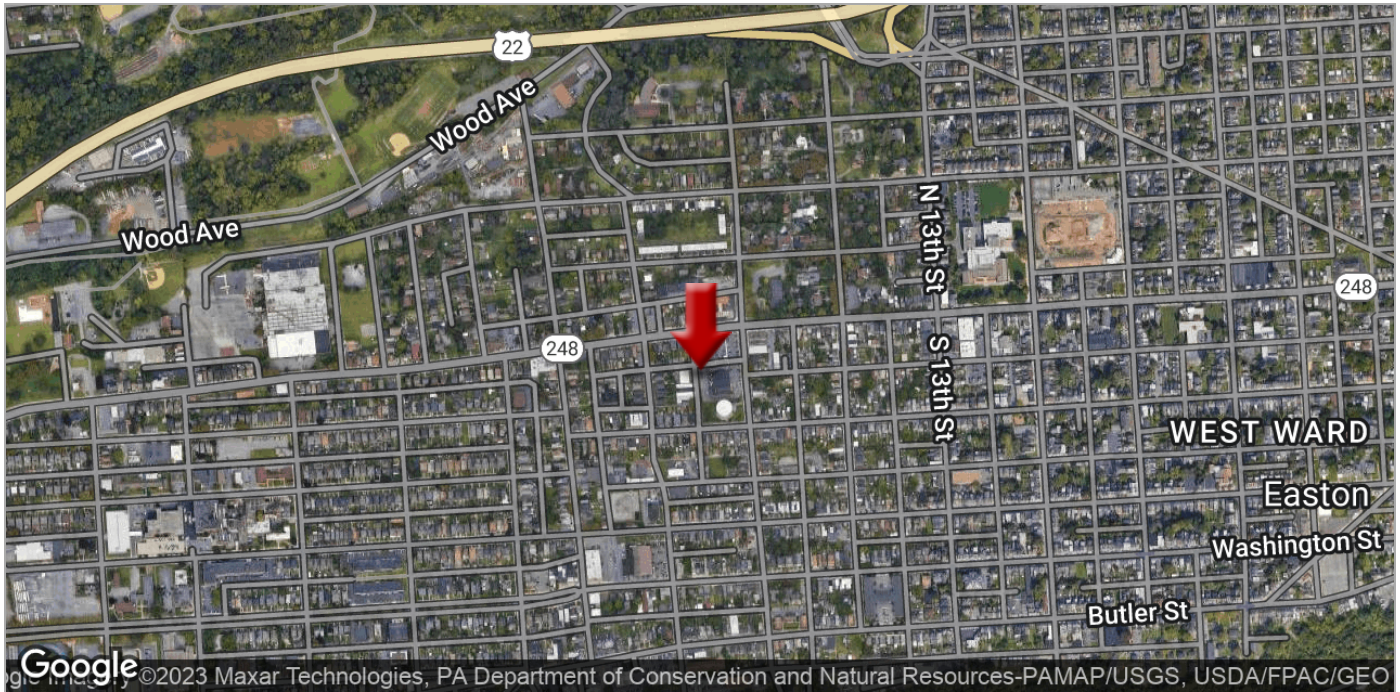
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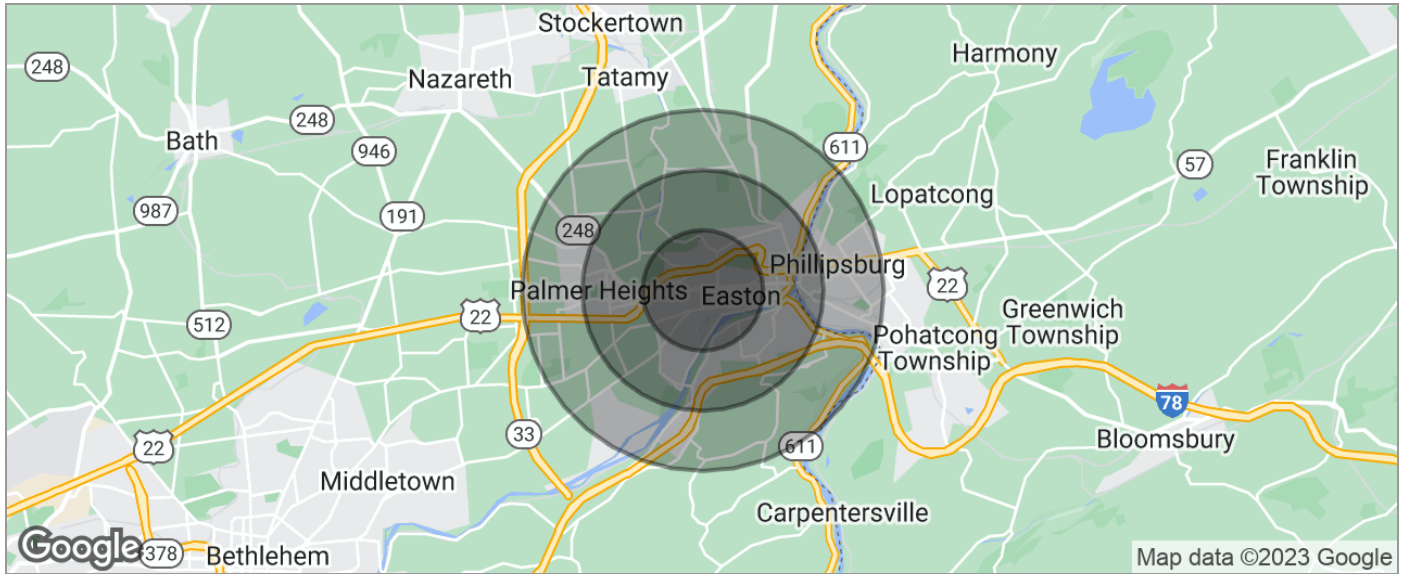
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	21,291	50,422	82,567
MEDIAN AGE	33.8	35.7	37.0
MEDIAN AGE (MALE)	31.9	34.0	35.5
MEDIAN AGE (FEMALE)	36.3	38.2	39.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,727	18,477	30,802
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$54,407	\$58,498	\$63,096
AVERAGE HOUSE VALUE	\$149,183	\$191,676	\$215,128

* Demographic data derived from 2020 ACS - US Census

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