

## OFFICE FOR SALE

# MEDICAL OFFICE BUILDING

301 S. 22nd Street, Easton, PA 18042



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$249,000
<b>LOT SIZE:</b>	0.23 Acres
<b>BUILDING SIZE:</b>	3,854 SF
<b>ZONING:</b>	H-1-Hospital-Medical District
<b>PRICE / SF:</b>	\$64.61

### PROPERTY OVERVIEW

Price Reduced!!!

3,854 SF Medical Building available for immediate Sale. Building is two levels with an income-producing Tenant currently renting a portion of the upper level. Building can be delivered 100% vacant. Built out lower level is ready for occupancy.

### 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.

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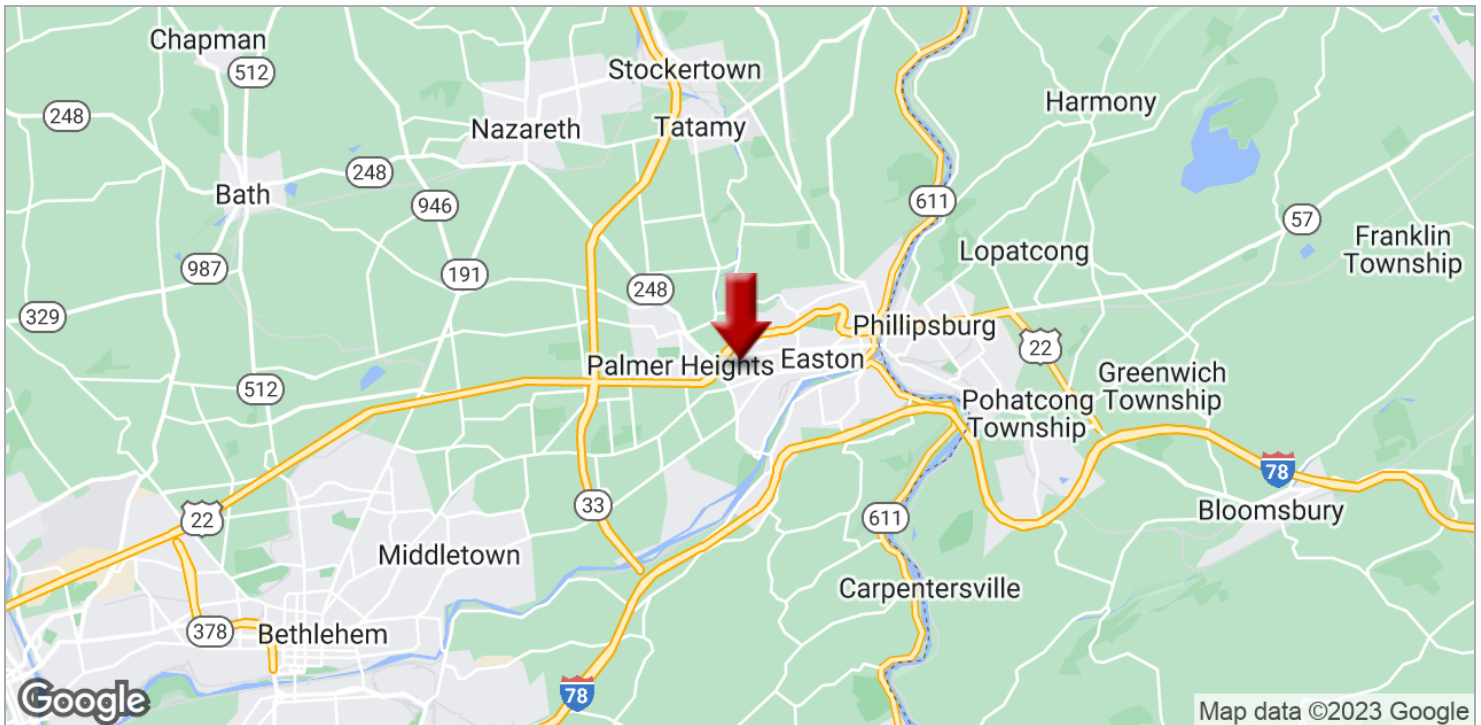
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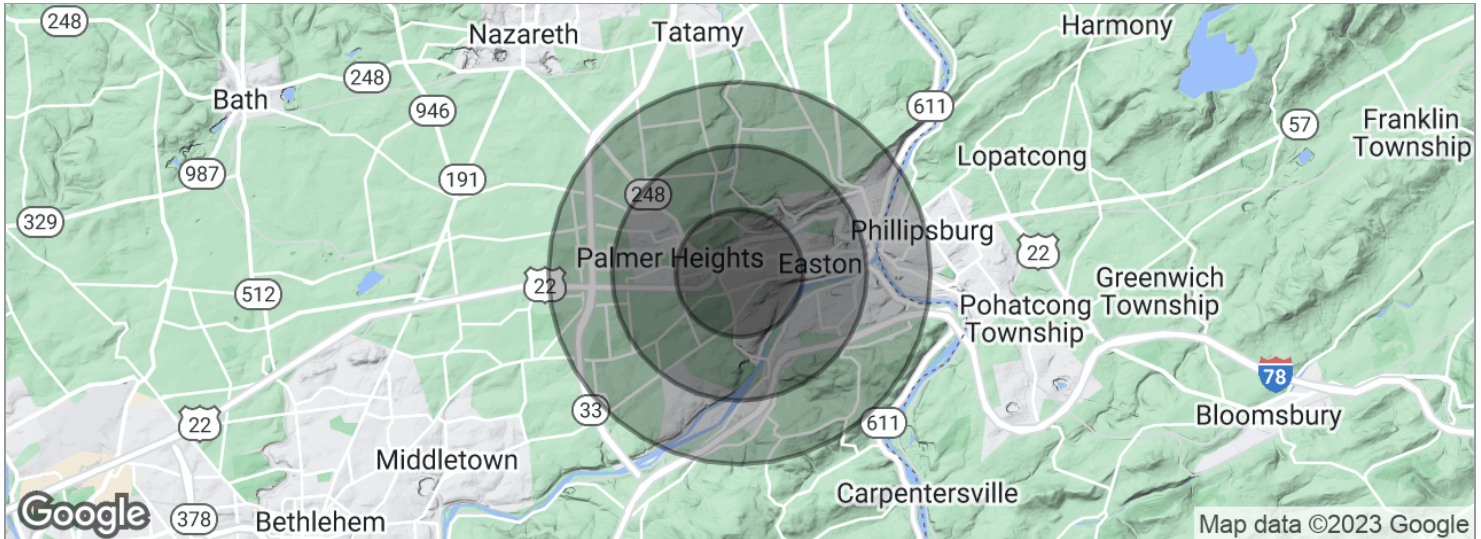
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	13,407	46,327	76,202
Median age	39.1	37.6	37.9
Median age (male)	37.3	36.1	36.4
Median age (Female)	40.6	39.6	40.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,463	17,286	28,535
# of persons per HH	2.5	2.7	2.7
Average HH income	\$57,830	\$62,014	\$64,926
Average house value	\$173,791	\$199,003	\$225,761

\* Demographic data derived from 2020 ACS - US Census

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