

Offering Memorandum

For Sale By Owner

401 South Carlisle Street

Allentown, PA 18109

Between East Elm & East South Streets



PROPERTY OVERVIEW

Tenant	Tirehub
Building SF	39,500 SF
NOI	\$277,781 (\$7 NNN)
LXP	Dec 31, 2031
Lot Size	1.7 Acres
Asking Price	6 cap at \$4,700,000

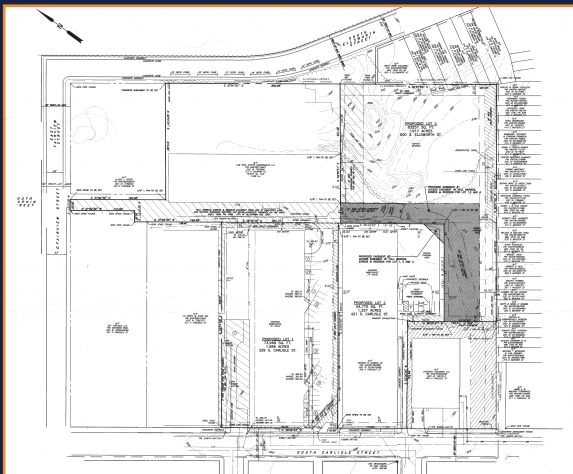
EXPENSES

Electric	\$600 / month
Taxes	\$1,100 / month
Insurance	\$700 / month

REIMBURSEMENTS

- Tenant covers all real estate taxes
- Tenant covers all insurance
- Tenant covers all non-structural repairs
- Tenant covers all utilities

SITE PLAN



FOR MORE INFORMATION,
PLEASE CONTACT OWNERSHIP:

MAYER GHONOJA

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