

## Executive Summary



<b>SALE PRICE:</b>	\$595,000.00
<b>BUILDING SIZE:</b>	4,261 SF
<b>LOT SIZE:</b>	0.395 Acre
<b>YEAR BUILT:</b>	1930
<b>ZONING:</b>	RS
<b>CROSS STREETS:</b>	Spruce Street/W. Union

### PROPERTY OVERVIEW

Professional stand-alone multi-level office building in the City of Bethlehem, Lehigh County. The building has multiple access points. Fantastic visibility with easy access to Union Blvd, Routes 22 and 378. Offering is an ideal location for new and expanding businesses. The property is being sold AS-IS WHERE-IS.

### PROPERTY FEATURES

- Great property for an owner-user or for redevelopment
- Access Control System and extensive wiring technology
- On-site parking with approximately 10 parking spaces
- Premier signage opportunity
- Updated building facade
- Close to area amenities including medical offices, restaurants, schools, parks, services and retail establishments
- Lots of lower-level storage areas available
- Former Altronics Security Systems Building

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## Property Details

<b>STREET ADDRESS:</b>	824 8th Avenue
<b>CITY, STATE, ZIP:</b>	Bethlehem, PA 18018
<b>PROPERTY TYPE:</b>	Office/Industrial
<b>APN:</b>	642729263491 1
<b>LOT SIZE:</b>	0.395 Acre
<b>ZONING:</b>	RS
<b>PARKING SPACES:</b>	Approximately 10 spaces
<b>BUILDING FRONTAGE:</b>	8th Avenue
<b>CROSS STREETS:</b>	Spruce Street
<b>YEAR BUILT:</b>	1930
<b>CONSTRUCTION TYPE:</b>	Masonry and Wood Frame
<b>NEIGHBORHOOD:</b>	West Bethlehem



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## Additional Photos



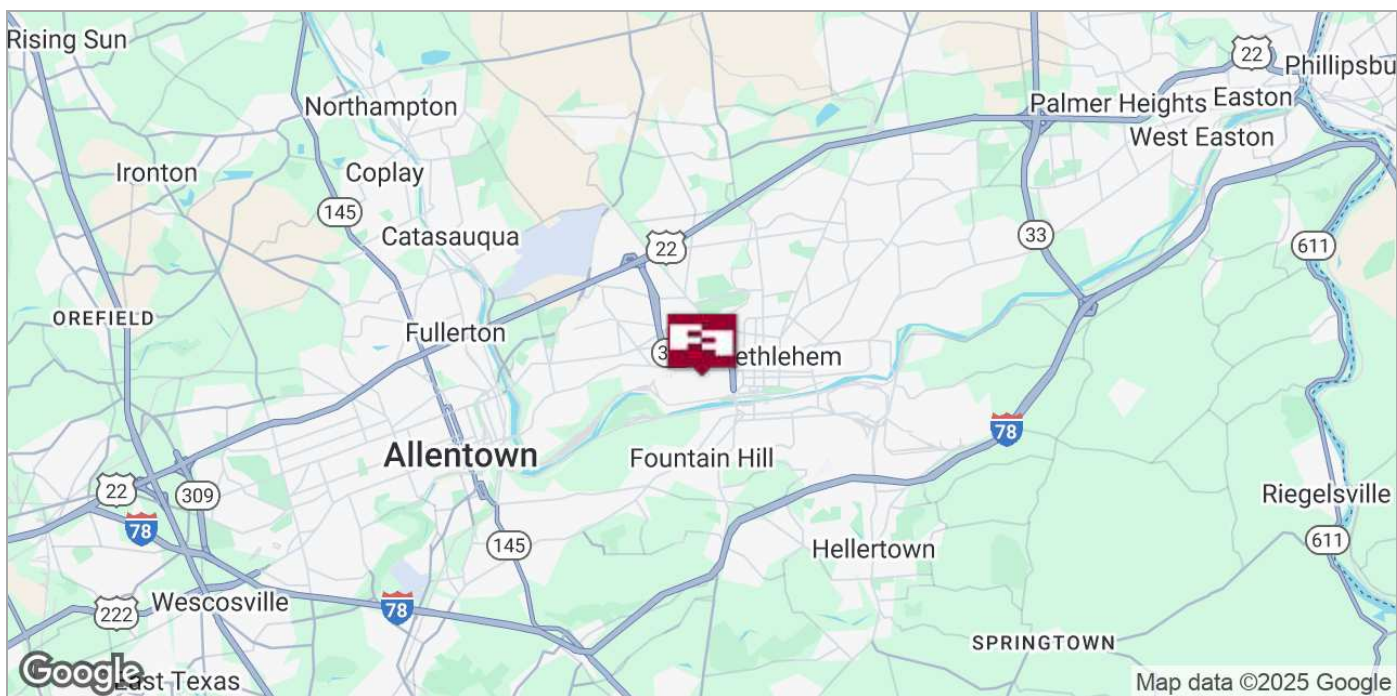
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## Location Maps



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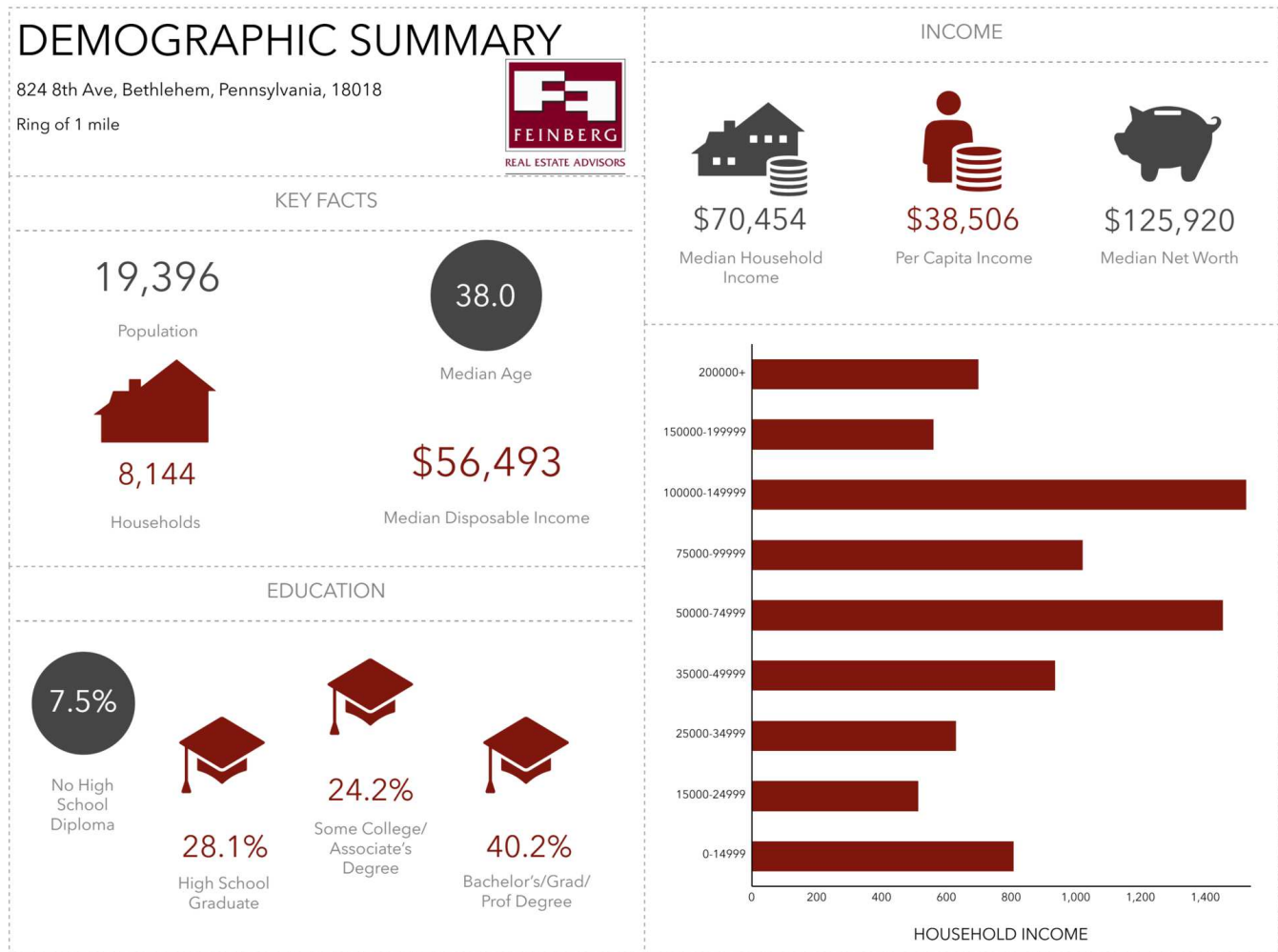
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## Demographic Summary



**Source:** This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

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