



FEINBERG
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: | 1,400,000.00 |
| 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
- City of Bethlehem - UNESCO World Heritage Designation
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Property Details

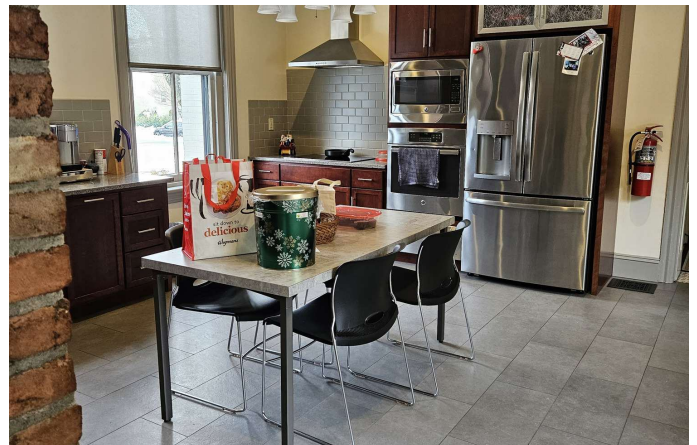
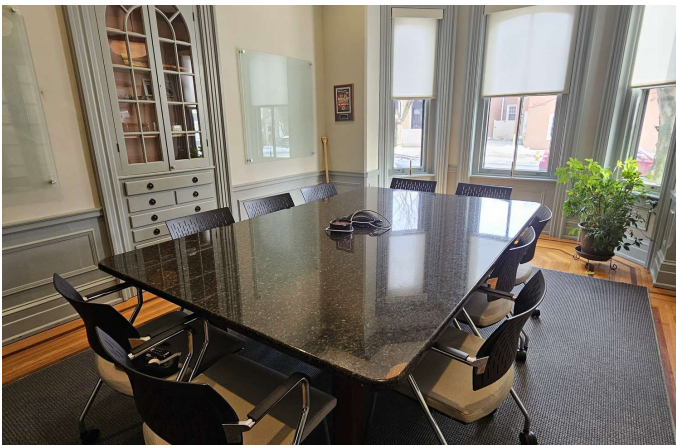
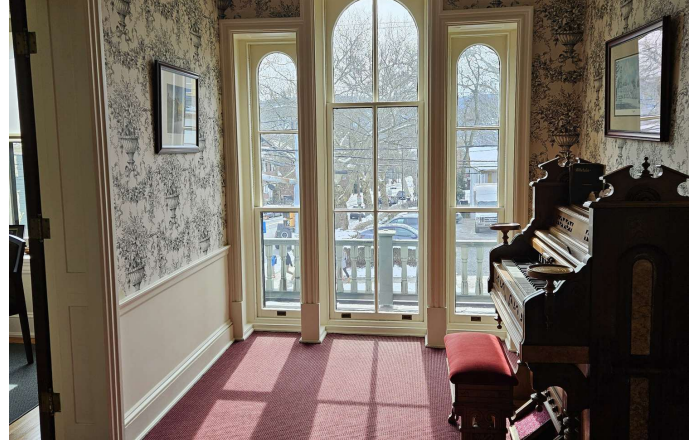
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|---------------------------|--|
| PROPERTY TYPE: | Office/Retail/Residential |
| APN: | P6NE1D 14 7 0204 |
| LOT SIZE: | Approximately 0.2 AC |
| BUILDING FRONTAGE: | Market Street |
| CROSS STREETS: | North New Street |
| YEAR BUILT: | 1849 |
| CONSTRUCTION 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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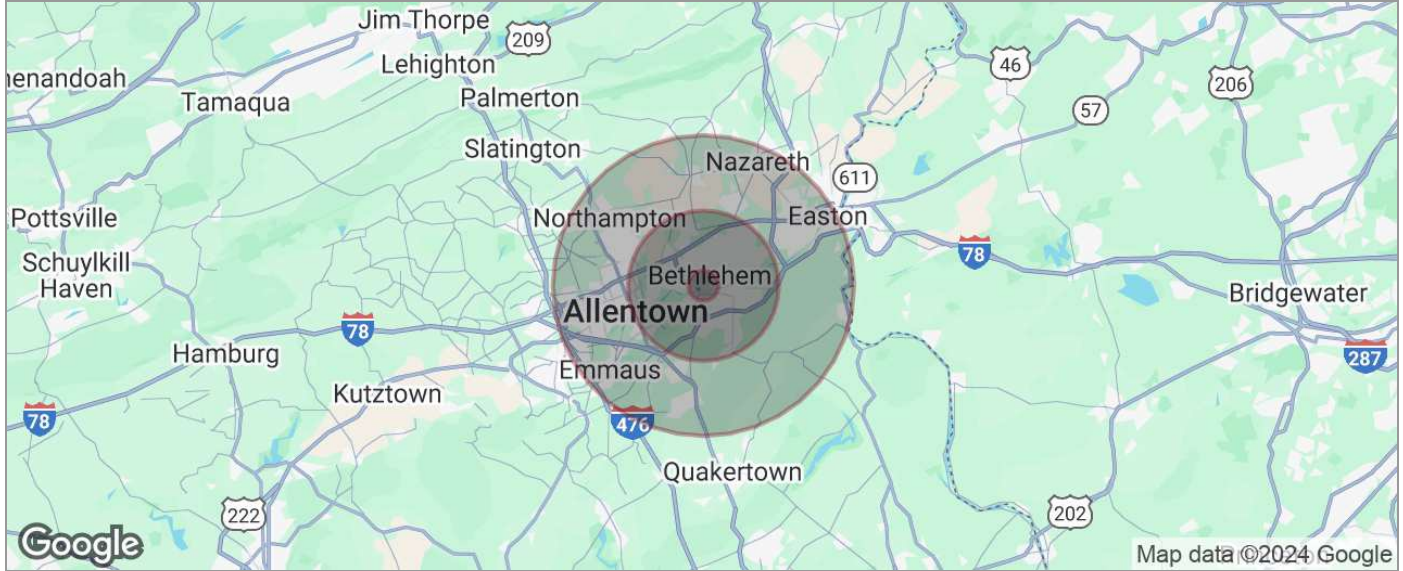
Additional Photos



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Demographics Map



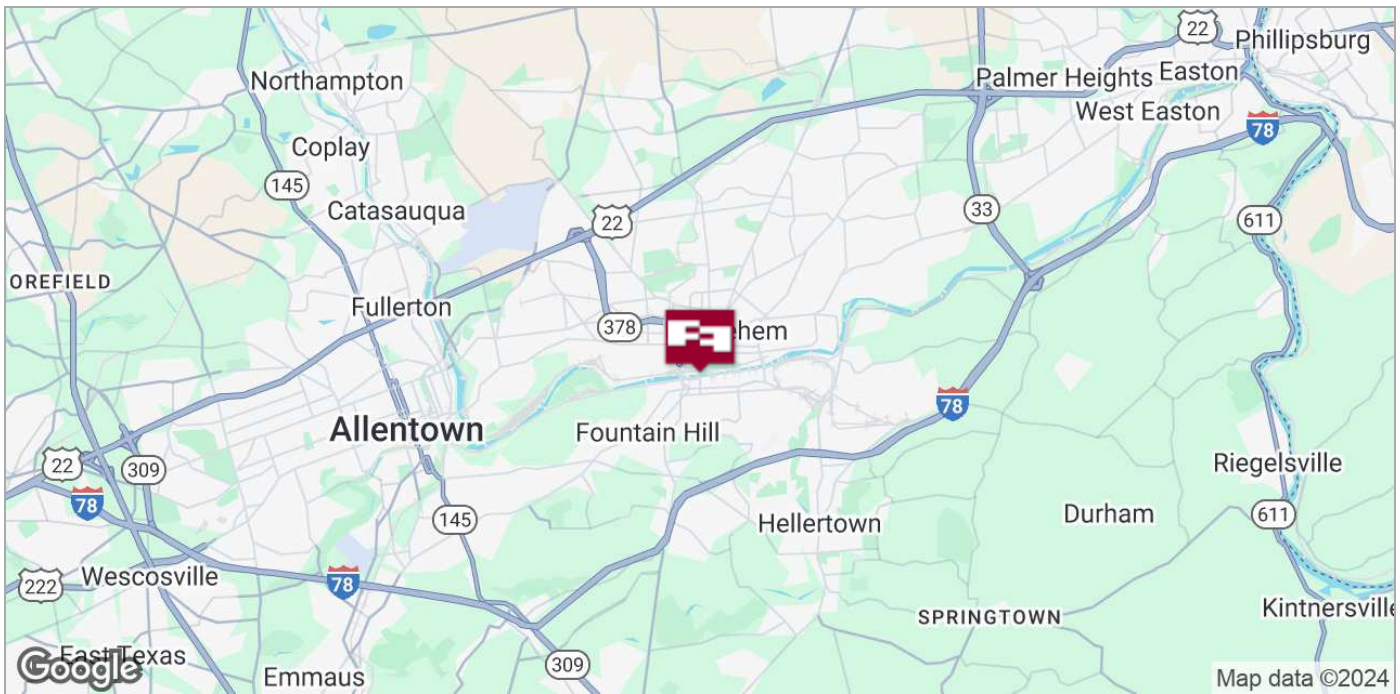
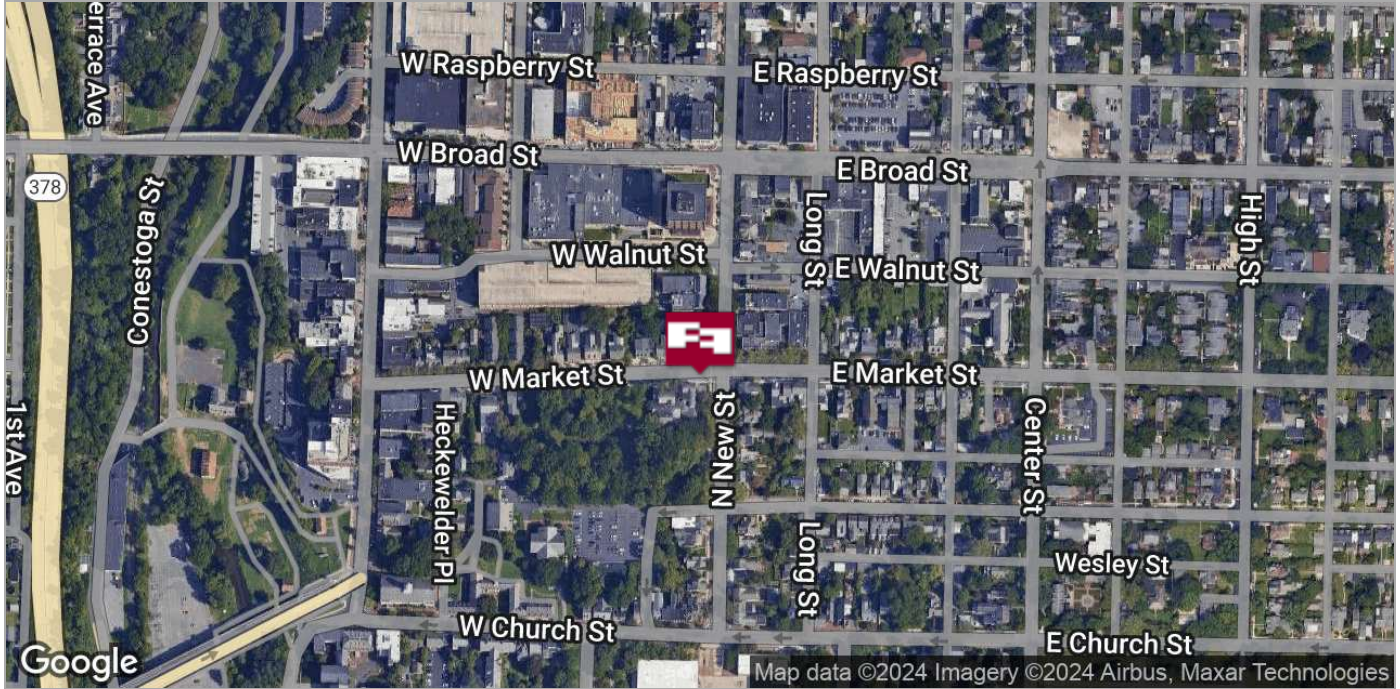
| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 24,310 | 187,635 | 482,273 |
| MEDIAN AGE | 36.8 | 38.9 | 40.2 |
| MEDIAN AGE (MALE) | 35.0 | 37.3 | 38.6 |
| MEDIAN AGE (FEMALE) | 39.9 | 40.8 | 42.0 |
| HOUSEHOLDS & INCOME | 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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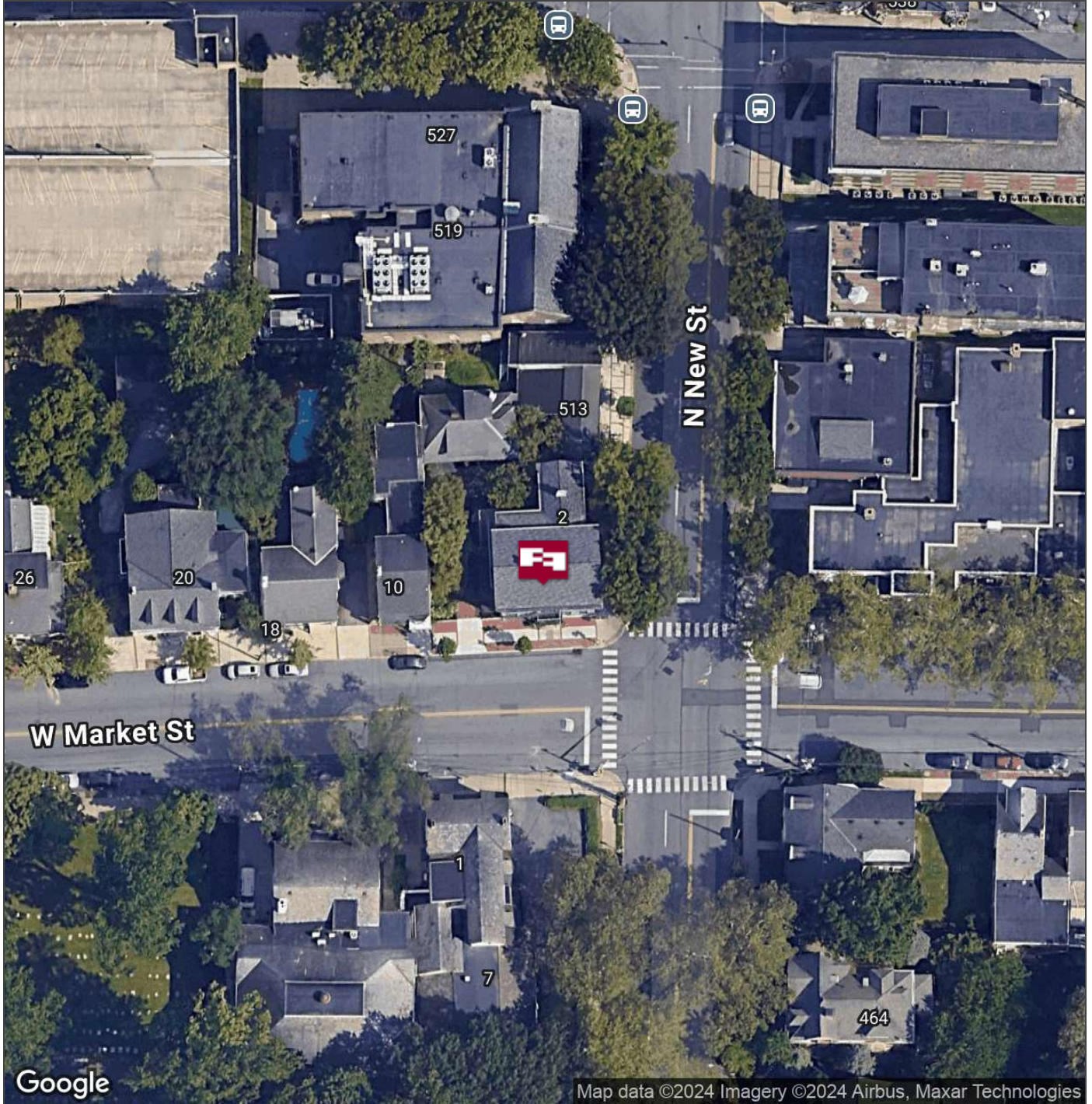
Location Maps



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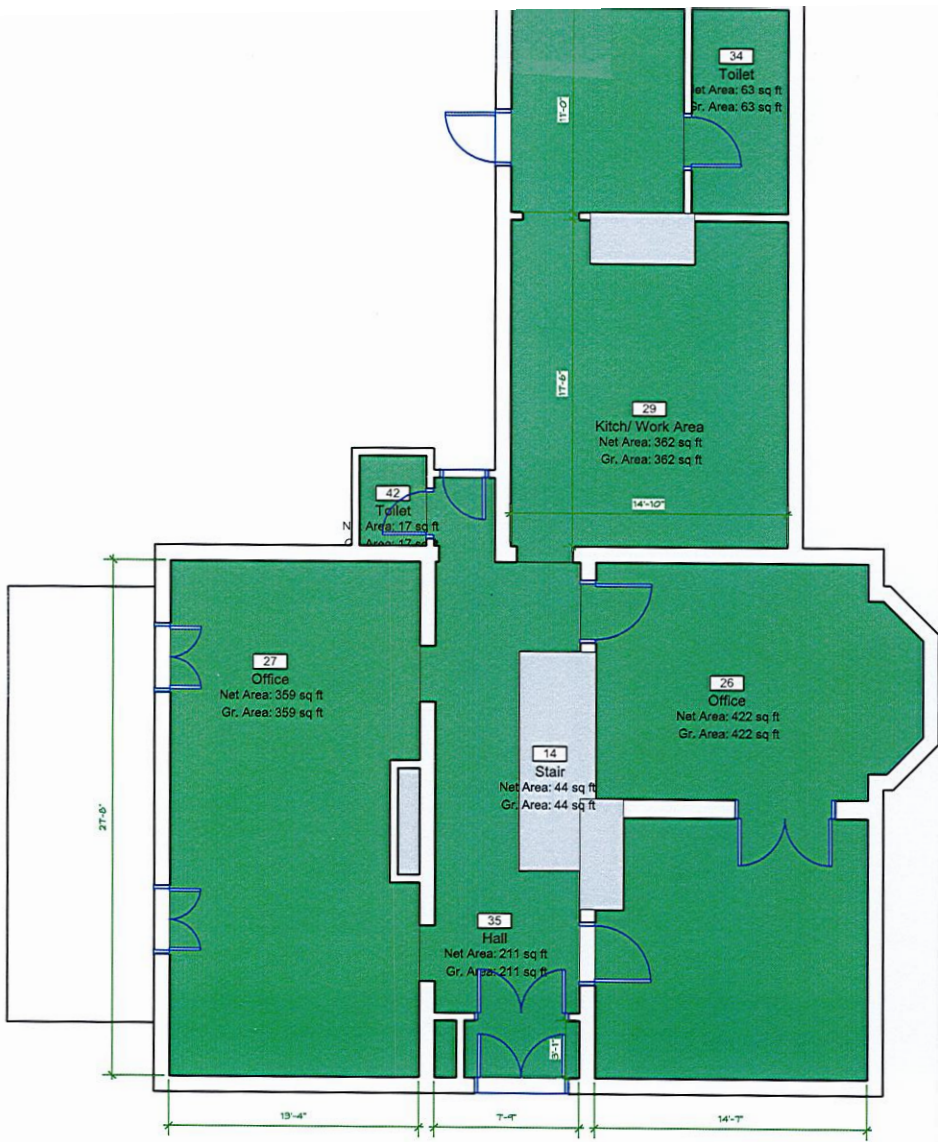


Aerial Map

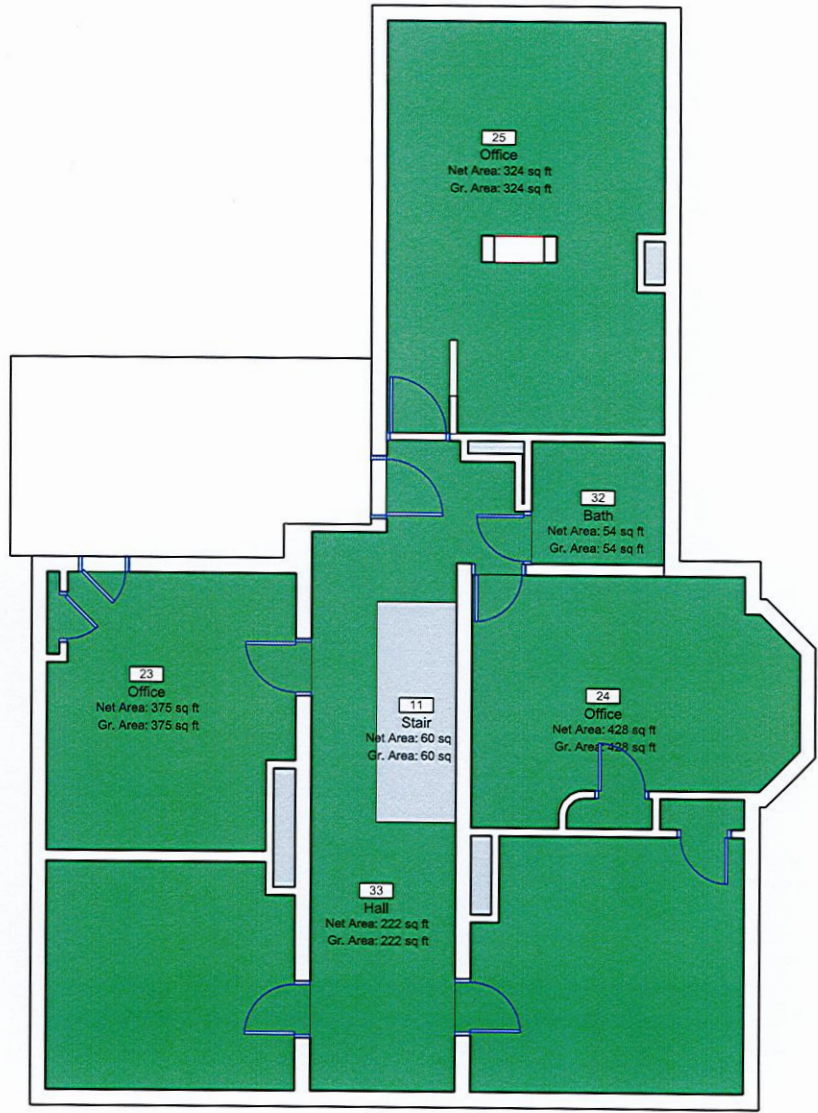


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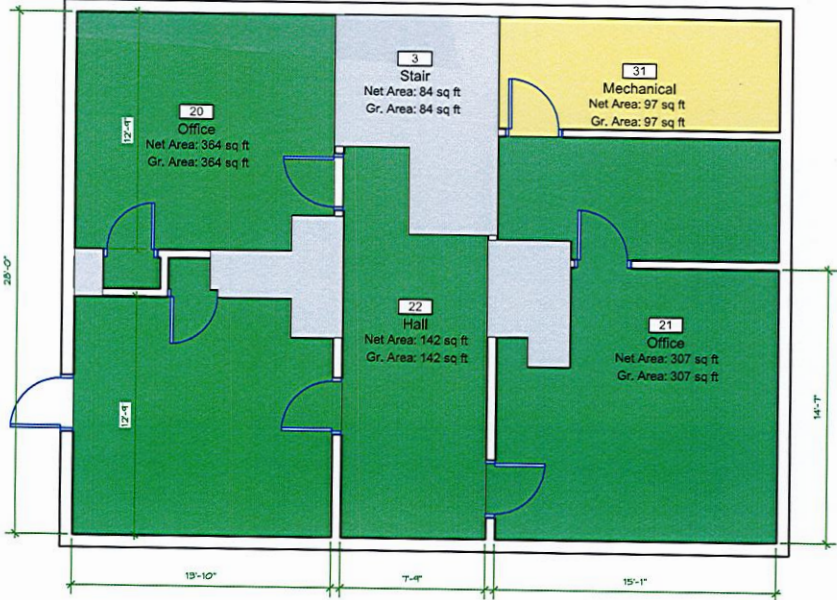




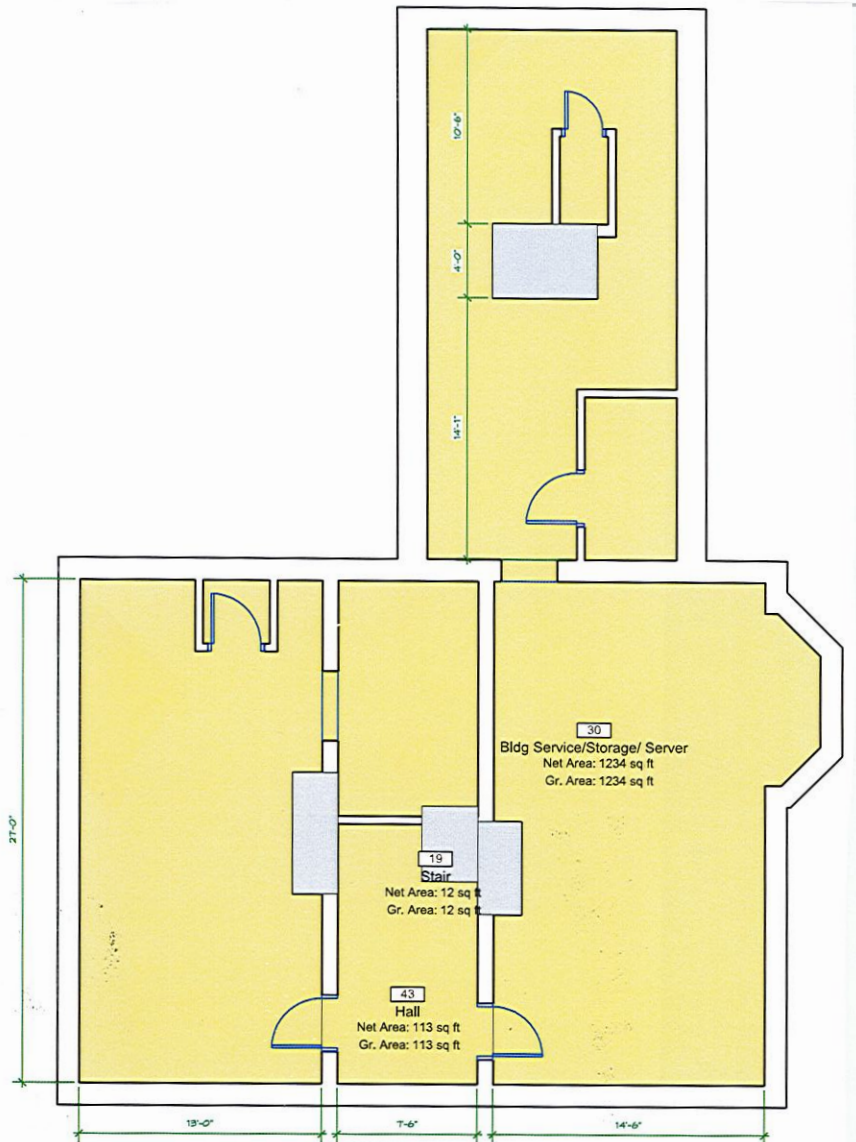
1 First Floor Plan
Scale: 1/8" = 1'-0"



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"