

# FOR SALE

## 3750 HAMILTON BLVD ALLENTOWN, PA 18103

### Restaurant / Development Site

\$2,400,000



Constructed in 1982 and renovated in 2015, this versatile masonry free-standing structure sits on 1.75 acres and has 105 parking spaces. The property is zoned HC-Highway Commercial, and is conveniently located on Route 222, just a few blocks from the I-78 / Route 309 exits.

**Zoned: HC**  
Highway Commercial

8,131 SF

Convenient  
Location Near  
Routes  
78/309/222



**kw**

**KELLERWILLIAMS.**  
REAL ESTATE

Each office is individually owned and operated

**THE James Balliet**  
PROPERTY GROUP

James Balliet  
President

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C 610-972-6808

James@JBPropertyGroup.com  
JBPropertyGroup.com

• 1.75 Acres

• 8,131 SF



- Located on heavily traveled Rte 222
  - 25,000 VPD
- Huge Paved Dedicated Parking Lot
  - 105 Spaces

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By right uses in South Whitehall Township HC-Highway Commercial zone include Restaurant, Bank, Car Wash, Child Care, Fast Food, Veterinary, Retail and much more. Property will require renovation.



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