



Office Building  
Commercial Zoning

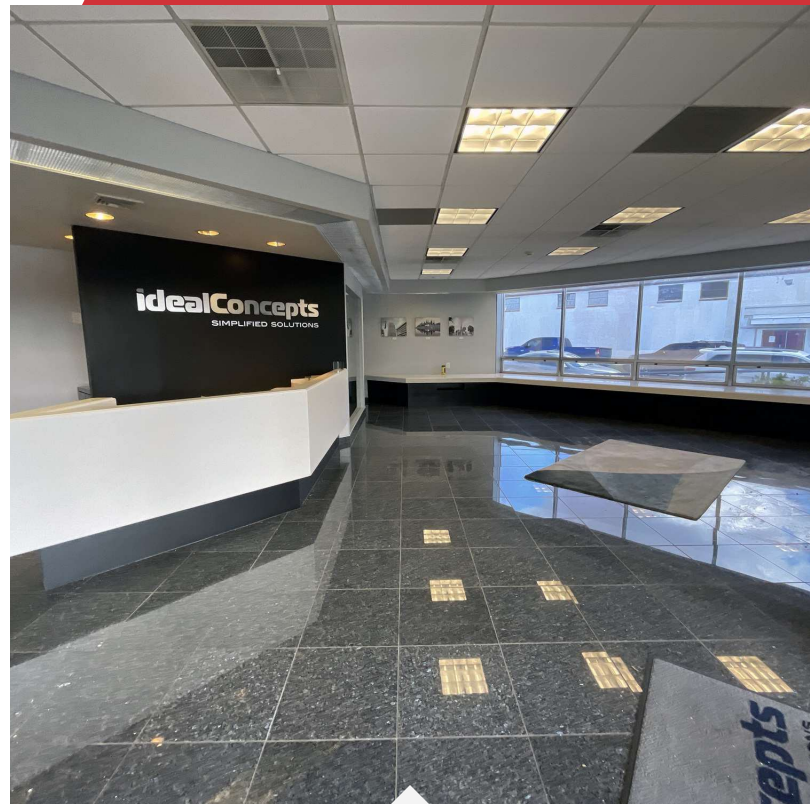


# 667 Union Blvd

Allentown, PA 18109

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<b>Building Size</b>	7,356 SF
<b>Lot Size</b>	0.31 Acres
<b>Year Built</b>	1961
<b>Year Last Renovated</b>	2014
<b>Number of Floors</b>	2

This single-tenant office building is well-maintained and offers the flexibility for an owner/user to occupy or an investor with the vision to divide the facility into a multi-tenant occupancy. The first floor features an open lobby, two large open office areas for workstations, three conference rooms of varying sizes, two private offices, ample storage, kitchenette, and multiple restrooms. The second floor offers a range of private, small and large size office areas plus restrooms. There is also a small basement for storage. The building is situated on busy Union Blvd in Allentown, PA, convenient to both the downtown amenities and Route 22. There is potential for up to 14 parking spaces in the on-site lot with additional on-street parking available.

- Opportunity for an owner/user or investor
- Currently fit out for office tenant but flexible zoning allows for wide range of commercial and retail uses
- Interior renovated in 2014, current condition is Like-new
- Renovations in 2014 feature modern and elegant kitchen, bathrooms, flooring, walls, and finishes
- Prominent signage on Union Blvd

### Property Information

Property Type	Office
Zoning	B-3 Highway Business
Corner Property	Yes
Traffic Count	18,641
Traffic Count Street	Union Blvd

### Building Information

Building Class	C
Tenancy	Single
Condition	Good
Roof	Flat Rubber Membrane
Foundation	Poured Concrete Slab
Exterior Walls	Brick

**Sale Price** \$1,200,000

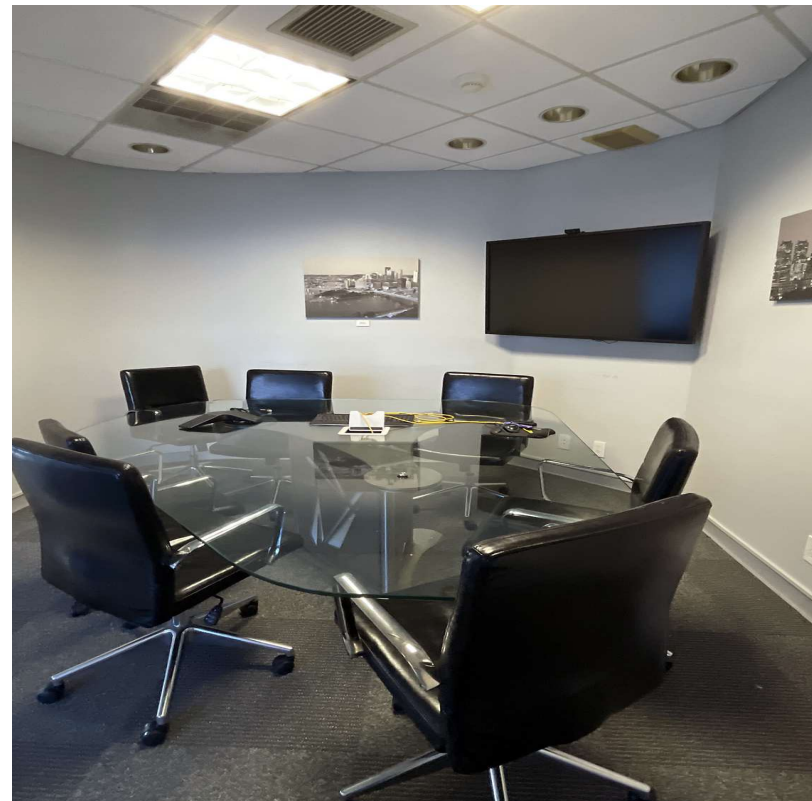
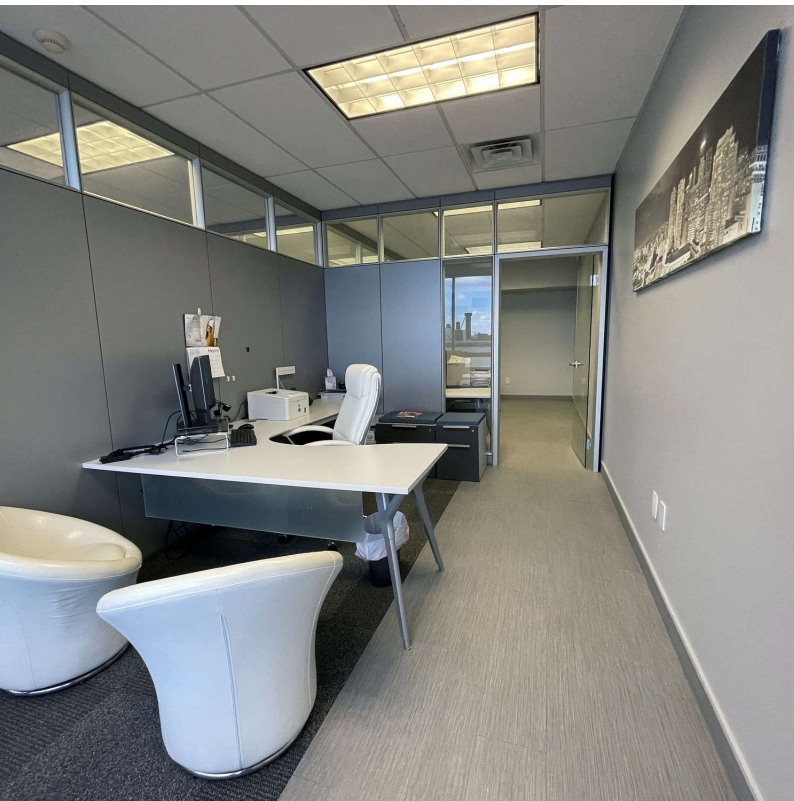
**Lease Rate** \$18.75 SF/Yr

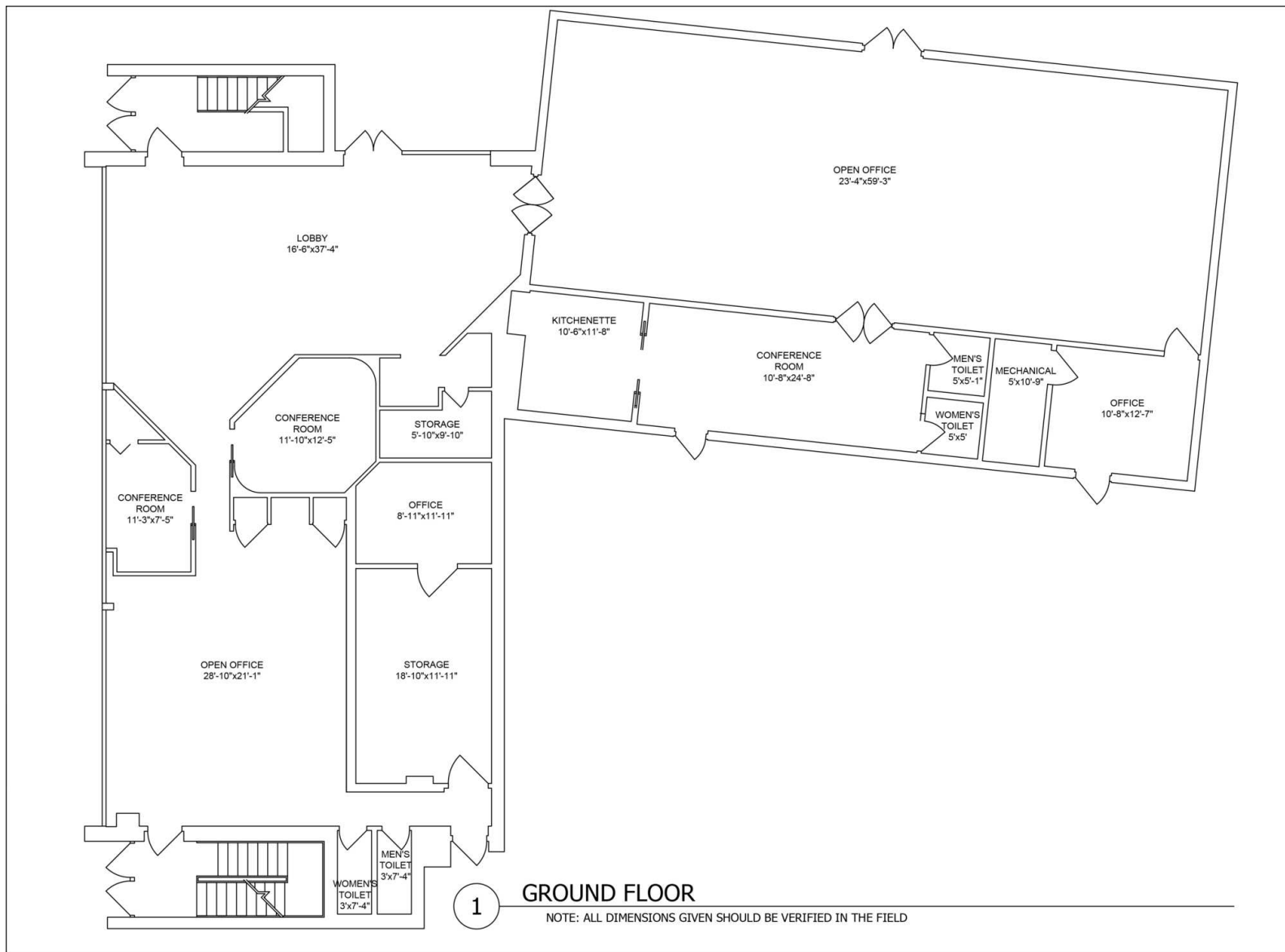
### Parking & Transportation

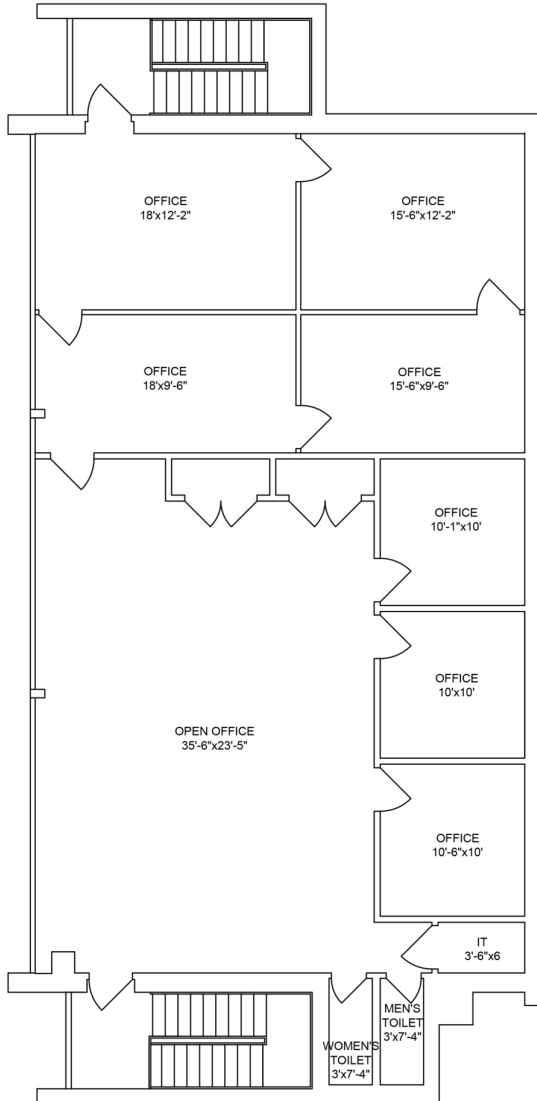
Parking Type	Surface
Number of Parking Spaces	14

### Utilities & Amenities

Number of Elevators	0
Restrooms	6
Water/Sewer	Public

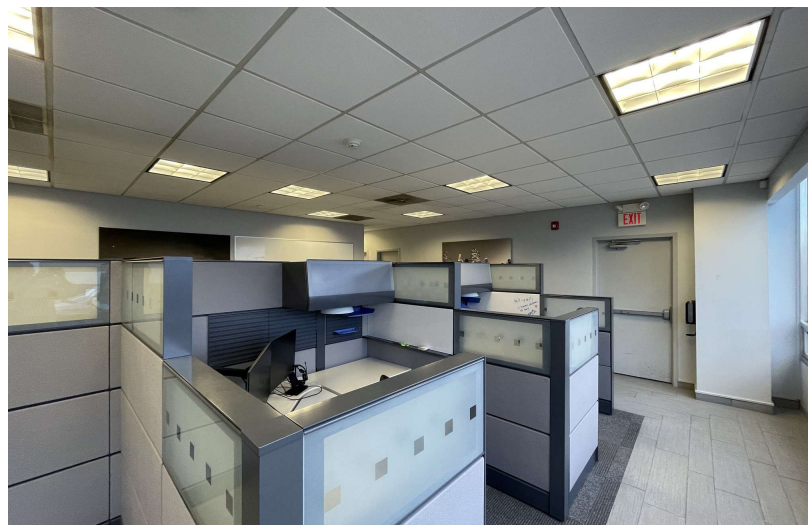


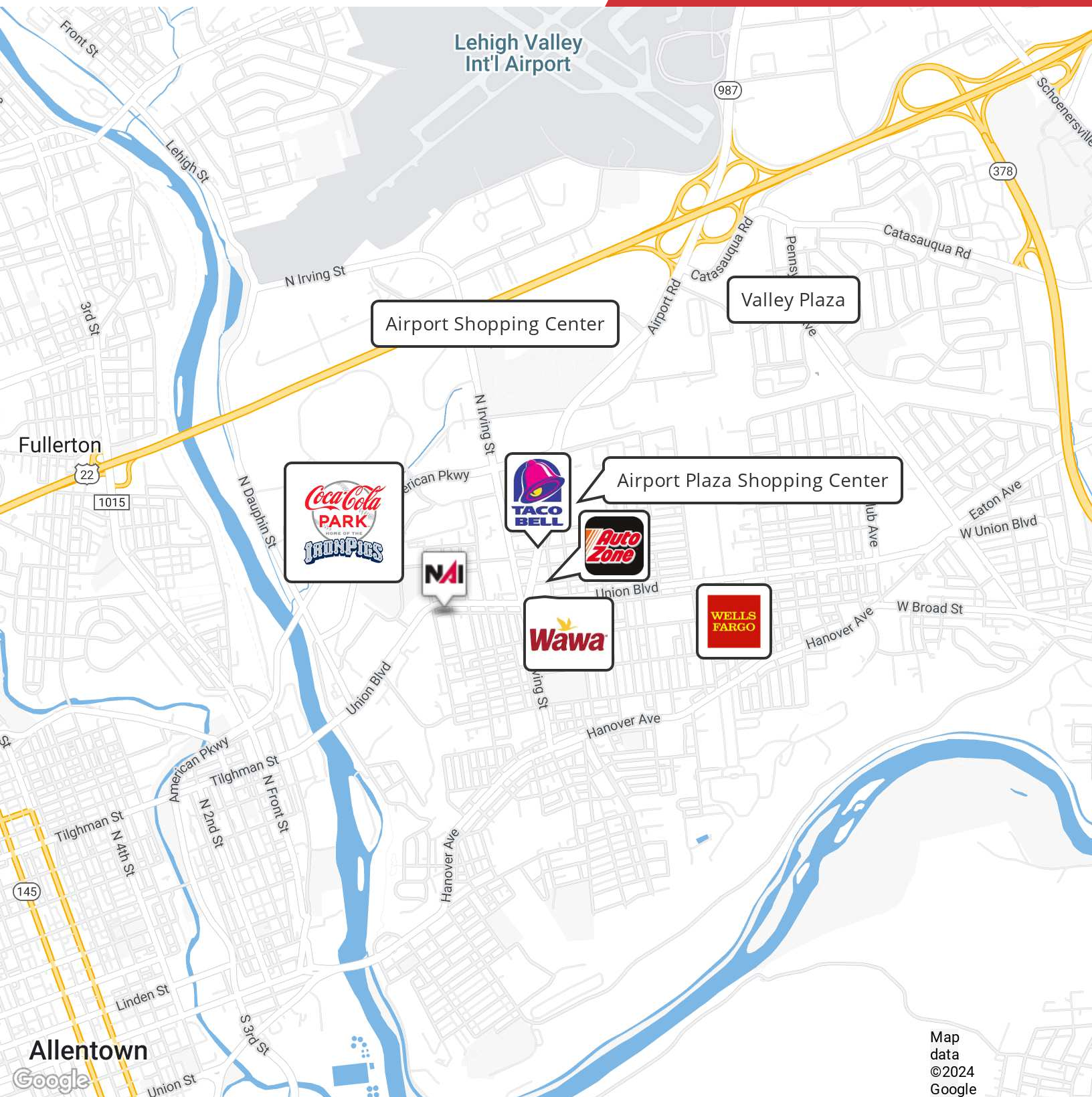




**1 SECOND FLOOR**

NOTE: ALL DIMENSIONS GIVEN SHOULD BE VERIFIED IN THE FIELD





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