

# For Sale

## Allentown Redevelopment Opportunity

737 N. 13th Street & 1231 W. Green Street, Allentown, PA 18102



### OFFERING SUMMARY

Sale Price:	\$2,350,000
Lot Size:	1.495 Acres
Year Built:	1930
Building Size:	39,145 SF
Renovated:	2004
Zoning:	Business-Light Industrial
Market:	Lehigh Valley
Submarket:	Allentown
Price / SF:	\$76.78

### PROPERTY OVERVIEW

Property has frontage along 13th Street and Washington Street. Building is one block off of Tilghman Street, a very busy east-west commercial street. Public water, sewer, and gas.

Vaulted ceiling in lobby area. Most walls and floors have Belgian tile covering. Upgraded electric and plumbing service. Floor drains throughout ground floor production area. Built-in vault.

### LOCATION OVERVIEW

Urban area with commercial, industrial, and residential properties surrounding the subject property. Within 2 miles of the 15th St. exit of Route 22. Within 6 miles of the ABE Regional Airport. Within 20 miles of the NJ State Line.

### PROPERTY HIGHLIGHTS

- Food Grade Production Facility
- Along Public Bus Route with Stop at Corner
- Liquid Storage Tanks and other fixtures available.
- Refrigeration Room can be reactivated.

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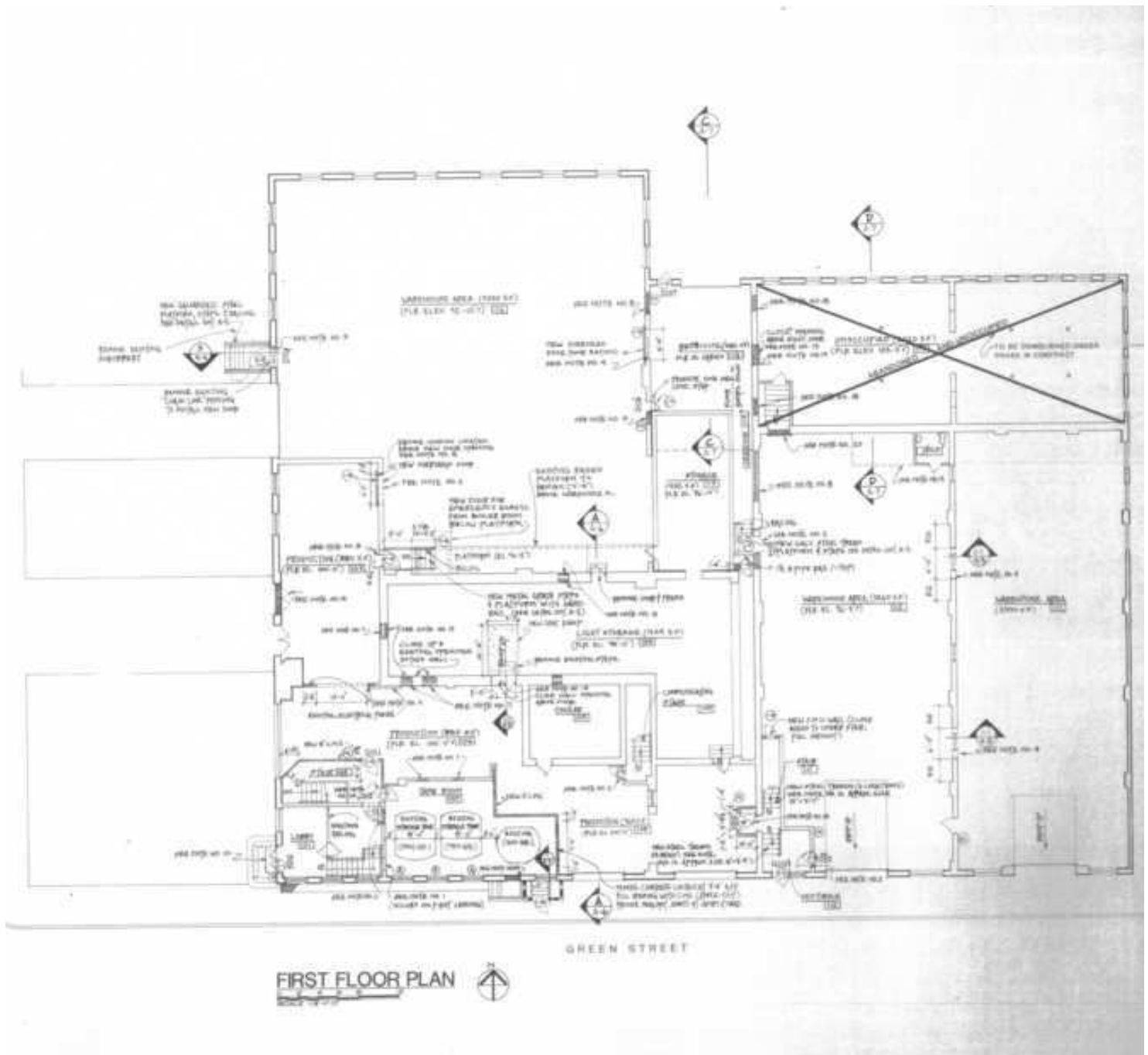


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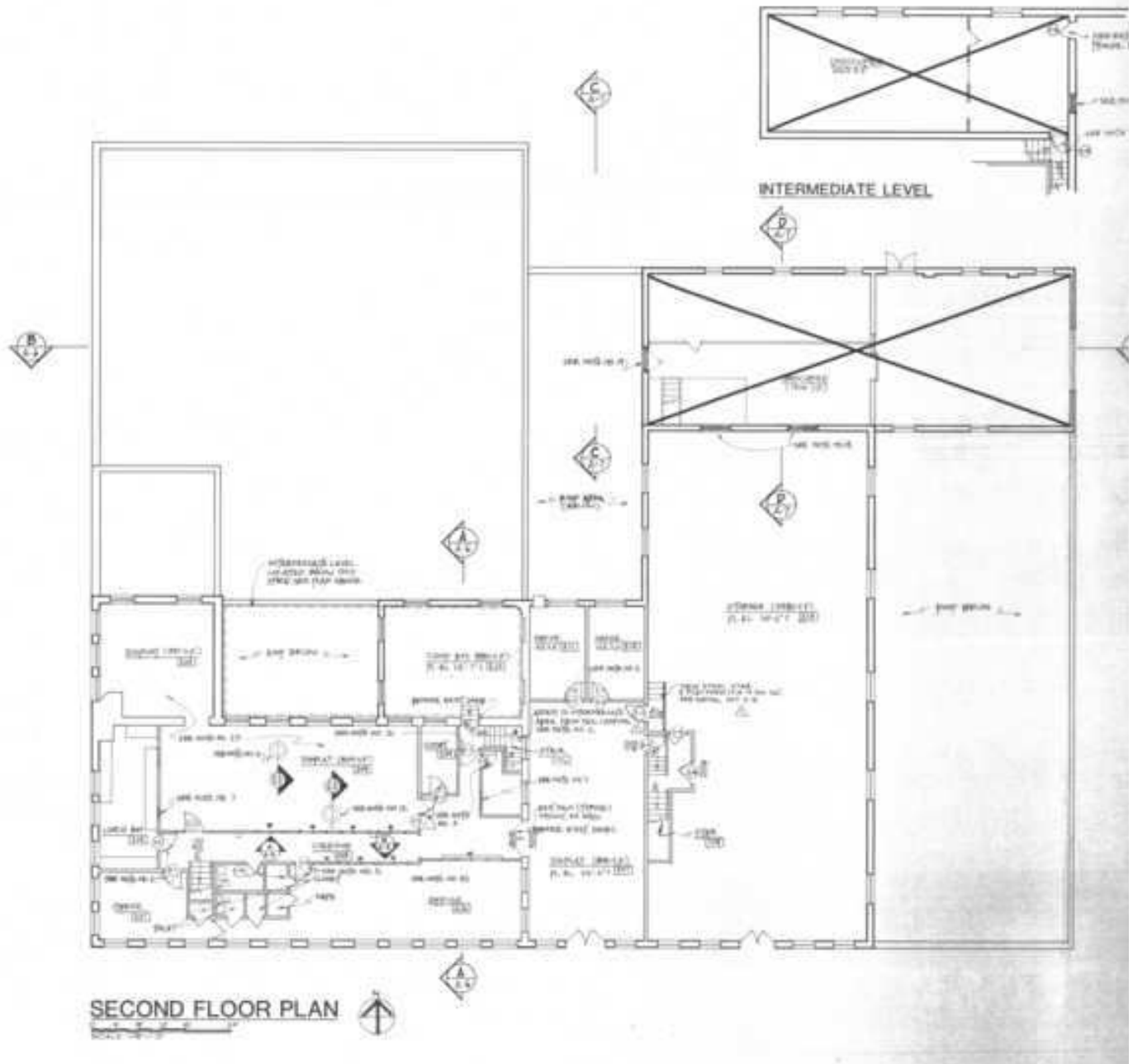
# First Floor Plan

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# Additional Photos



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