

Land / Buildings... For Sale

Commercial Site

3630 Mechanicsville Road, 2958, 2974,
2946 Macarthur Road Whitehall PA 18052



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OFFERING SUMMARY

SALE PRICE: \$4,390,000

CAR VOLUME: 34,000

VICTORIAN STRUCTURE: 2,362 SF

OFFICE / SHOWROOM: 10,165 SF

WAREHOUSE: 11,840 SF /22ft. Ceiling Ht.

3 GARAGES: Various Sizes

6 UNIT APARTMENT BUILDING: Fully Rented

LOT SIZE: 4 Parcels totaling: 4.241 acres

TOTAL TAXES: \$48,408.87

PROPERTY OVERVIEW

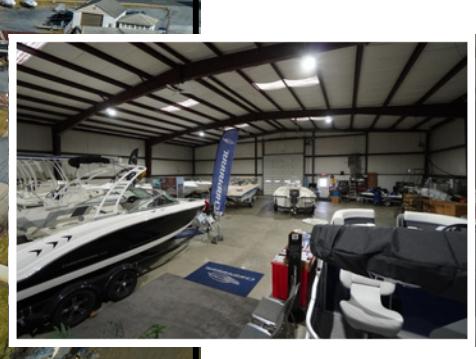
4 contiguous parcels totaling 4.241 acres, with HOP authorized access to Macarthur Rd and Mechanicsville Rd, next to a signalized intersection. Prime location for redevelopment or re-purpose of existing structures, which consist of a store/showroom with attached home, repair shop with drive-in doors, and steel canopy; an 11,840 sq ft steel warehouse with 22 ft. ceiling height, clear span, concrete floor, heating system, and two 14 ft. drive-in doors; a fully leased and updated, income producing 6-unit apartment building; a partially renovated Victorian building; an extensive outdoor covered storage structure; and several garages, workshops and small office building. **Possible uses:** Franchise restaurant, IT manufacturing and campus, Retail center, Day-care facility, Auto service, Bank /financial

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WAREHOUSE: 11,850 SF / 22 ft. Ceiling Ht. / Two 14 ft. drive-in doors



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OTHER BUILDINGS



Above: Victorian Building

Below: Residential Multi Unit (Income Producing)



Garages and work shop



Garages and work shop



Work shop



Garage / Work shop



Residential home and Business office

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MARKET COMPARISON

P	ROPERTY	ADDRESS	DATE	5573-5621	ACRES	PRICE
	Hamilton Blvd. Allentown	2020			2.35 2.048 1.82 (plus	\$1,525,000
	1890 Airport Rd. Allentown	2021			Building) 2.36 1.51	\$1,900,000
	3015 Lehigh St . Allentown	2023				\$2,650,000
	6216 - 6240 Hamilton Blvd. Allentown	2022				\$3,000,000
	4316 Hamilton Blvd. Allentown	2021				\$1,601,277

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,938	75,889	281,663
Median Age	46.20	39.66	36.20

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,394	30,079	78,433
Average HH income	\$75.815	\$65.358	\$55,804