



FOR SALE

1007 Union Blvd Allentown, PA 18109

Investment opportunity available for sale.

This +/- 4,228 SF building is occupied by the district court for a 5-year lease with a 5-year option, on a gross lease with yearly increases. The existing tenant has completed 5 years and has signed another long-term lease, with no plans to move.

The building was fully renovated 5 years ago and is meticulously maintained by the landlord—great investment for 1031 Exchange, or Cash buyers. Located on busy Union Blvd, just minutes from the upcoming \$425 million Waterfront development — a vibrant 29-acre project on the Lehigh River's western bank. This exciting project will feature Class A office buildings, upscale apartments, restaurants, and green spaces — all poised to boost foot traffic and business growth. The property is zoned B-3 Highway Business, which allows many uses or redevelopment once the remaining term expires.

LISTED AT

\$999,000

Office - 4,228 SF



Each Office Is Independently Owned And Operated



Ayon Codner
ayon811@kw.com
(610) 435-1800
(210) 816-2966

**Contact me for more details
or to schedule a tour.**