



1719 HANOVER AVE

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ALLENTOWN, PA 18109

Joseph Genay, CCIM, LEED-AP
Senior Advisor
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Property Summary



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.19 Acres
Year Built:	1925
Building Size:	9,828 SF
Zoning:	B-1 General Business
Market:	Lehigh Valley
Submarket:	Allentown
Price / SF:	-

PROPERTY OVERVIEW

Built in 1925, the historical Astor Bingo Hall is located in a prime location on Hanover Ave in Allentown. Just minutes from the NIZ district, a billion dollar revitalized zone and the recent winner of ULI's Global Award for Excellence. Building is adjacent to a large parking lot that can accommodate 67-70 vehicles.

PROPERTY HIGHLIGHTS

- This property would be an ideal location for a variety of retail: restaurant, day care center, educational facility, or meeting hall.

Additional Photos



Regional Map

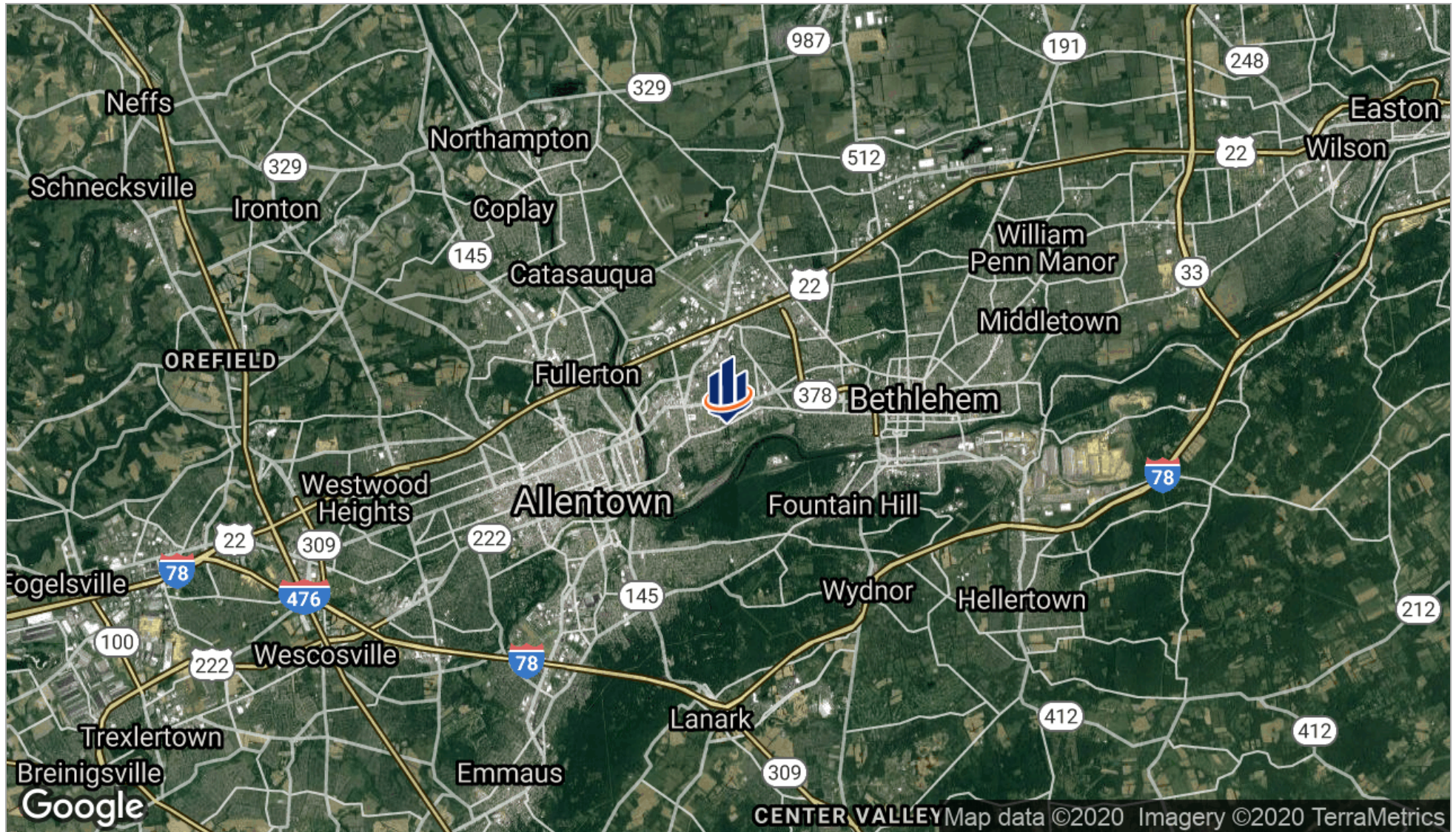


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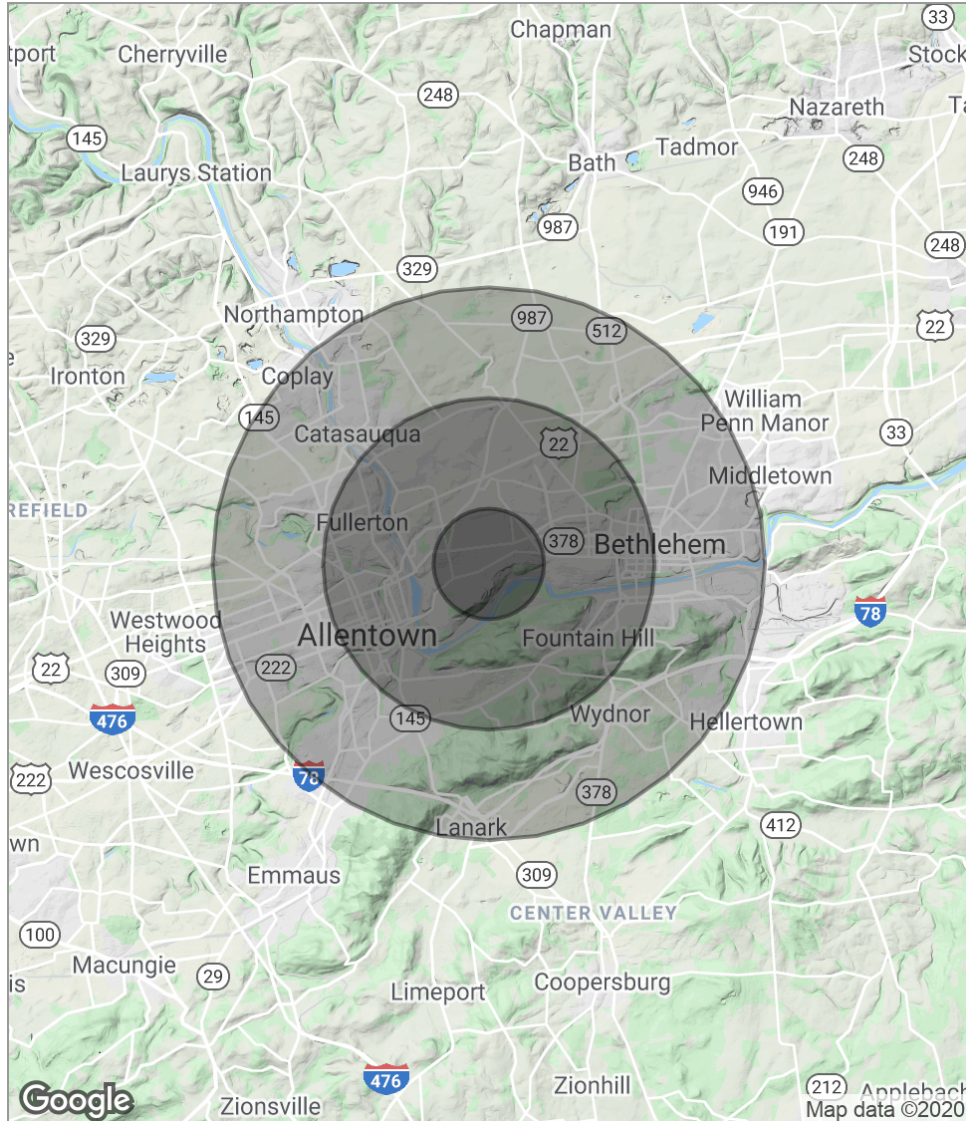
SVN | Imperial Realty | Page 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,900	96,082	270,313
Median age	37.6	37.2	35.3
Median age [Male]	36.9	36.0	33.9
Median age [Female]	39.3	38.8	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,967	37,445	103,488
# of persons per HH	2.4	2.6	2.6
Average HH income	\$49,417	\$50,576	\$53,625
Average house value	\$178,401	\$186,940	\$211,090

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

JOSEPH GENAY, CCIM, LEED-AP

Senior Advisor

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PROFESSIONAL BACKGROUND

Personally, consistently produced annual sales of \$3M to \$8M winning the multi-million dollar transactions award year upon year. Had structured one of the earliest 1031 Tax Deferred Exchanges in the area decades ago. Have transacted with selected clients in investment and industrial brokerage, site selection, and land development-often on a fee basis.

Developed and managed a commercial real estate appraisal and consulting group. Have provided expert testimony for Appeals Courts in Berks, Lehigh, Luzerne Counties, Zoning Hearings, Planning Commission Meetings, and other Municipalities' Boards. Over the past eighteen years, in the process of conducting over hundreds of analyses, appraisals and market feasibility studies, I have developed a sub-specialty in the field of senior housing.

Conducted valuations and feasibility studies (including Highest and Best Use, Subdivision, and Discounted Cash Flow Analyses) on all types of commercial, industrial and investment type properties including manufacturing plants, warehouses, flex buildings, hotels, office buildings, office parks, planned residential developments of 1000+ units, continuing care retirement centers, assisted living facilities, skilled nursing centers, medical offices, clinics.

Initiated and developed the commercial, industrial and investment division of a major brokerage firm- Involved in marketing, leasing, and sale of hundreds of different successful transactions for all types of clients from institutional, corporate and private sectors. The division won name recognition to be considered among the most highly regarded commercial real estate forces in the business community.

Started mortgage company/division that resulted in an eventual sale to a regional banking firm. Initially, we had to learn the basics of mortgage financing and the rigors of acceptance of a mortgage package in the secondary mortgage market.

In Pennsylvania to sell real estate on behalf of another one must be licensed by Pennsylvania Real Estate Commission as either as a Broker or a Salesperson. A Salesperson must have their license registered with a Broker who is responsible for their conduct. An Associate Broker is a Broker who works for another person or entity. I am an Associate Broker who works for an independently owned and operated office of SVN|Imperial Realty. I am a Pennsylvania licensed Associate Broker.

In Pennsylvania to appraise both residential and commercial property on behalf of another one must be licensed as a General Appraiser licensed by the Pennsylvania Real Estate Commission. I am a licensed General Appraiser.

CCIM is Commercial Real Estate's global standard for professional achievement. Every candidate for the CCIM designation is required to complete an education component, and pass the Comprehensive Exam. Candidates submit a Portfolio of Qualifying Experience for review. The CCIM designation is conferred upon the commercial real estate leaders who have a proven record of success in the field and have demonstrated a mastery of financial, market, and investment analysis.

LEED AP is an advanced professional credential signifying expertise in green building methods based on environmental study courses and testing.

EDUCATION

Bachelor of Science, Pennsylvania State University. Commercial Investment Real Estate Institute Courses. Post Graduate Education at Muhlenberg College, Baruch University, New York University.

Appraisal Institute Courses Advanced Work

Licensed as an Associate Broker by National Association of Realtors & Pennsylvania Association of Realtors-Emeritus Status- License No.: AB065641

Licensed as a PA State Certified General Appraiser - Certificate #GA-001655L