

REMAX
COMMERCIAL®



20 N. FRONT STREET

Bally, PA 19503

Office / Retail / Showroom / Flex Space

EXECUTIVE SUMMARY

This offering presents a unique opportunity to acquire a substantial mixed-use Office/Retail property located at 20 N. Front Street in the Borough of Bally, Pennsylvania. Priced at \$1,200,000, the property consists of approximately 19,774 square feet of rentable area and offers flexibility for owner-users, investors, or businesses seeking a well-located commercial asset with immediate cash flow and long-term upside.

Currently configured as a multi-tenant investment property, the owner has leased individual suites to 15 tenants under primarily short-term lease structures, with many tenants having approximately 1 to 3 years remaining on their current lease terms. The landlord has the right to relocate each tenant. This creates a compelling user/investor opportunity—buyers can benefit from in-place income while maintaining the flexibility to renew tenants, reposition suites, increase rents, or gradually occupy portions of the building for their own operations over time.

Constructed in 1947 with durable block construction with brick facade, the building is positioned on a level site and zoned L–Industrial, allowing for a variety of commercial, office, retail, or light industrial uses depending on municipal approvals. The property is designed to support a range of operational needs with central air conditioning, gas heat with four RTUs, 3-phase 480V/277V electric service, public water and sewer, Comcast fiber optics, and a 100% wet sprinkler system.

The interior improvements include 9'+ ceiling heights, fluorescent lighting, and carpet-over-cement flooring, providing a functional environment for office, showroom, retail, or small business users. Additional features include five bathrooms, a 40-gallon electric hot water heater, and a private macadam parking lot for employees and visitors.

Strategically located in Bally, the property offers convenient regional access and strong utility infrastructure, making it suitable for a variety of business operations or repositioning opportunities. With negotiable possession and near-term lease roll flexibility, buyers have the option to maintain the current income-producing structure or transition the property for partial or full owner occupancy.



PROPERTY OVERVIEW

# of units:	1 commercial building, 15 units leased
Unit mix:	Office / Retail / Showroom / Flex Space
Zoning	L – Industrial
Parking	Private Macadam Lot
Ceiling Height	9'+
Electric Service	3 Phase, 480V/277V
Year Built	1947

1. Approximately 19,774 SF office/retail building offering substantial space for owner-users or investors.
2. Priced at \$1,200,000, presenting an attractive acquisition opportunity for a versatile commercial asset.
3. Strategically located at 20 N. Front Street, Bally, Pennsylvania, with convenient regional access and strong local visibility.
4. Flexible L–Industrial zoning allows for office, retail, showroom, warehouse, or light industrial uses.
5. Equipped with 3 Phase 480V/277V electric service, supporting a variety of operational and industrial requirements.
6. Features central air conditioning, gas heat with 4 RTUs, and Comcast fiber optic service for modern business operations.
7. Property includes a 100% wet sprinkler system, public water/sewer, and 9'+ ceiling heights for functional occupancy.
8. Durable block construction with a brick facade
9. Includes five bathrooms, carpet over cement flooring, and fluorescent lighting throughout.
10. Negotiable possession offers flexibility for immediate occupancy or investment transition planning.



DATA HIGHLIGHTS



Approx. 45 Miles to Philadelphia



Approx. 14 Miles to Lehigh Valley



Access to Route 100, Route 73 & I-476



Avg. Household Income of approx. \$75,000



Approx. 1,100+ Population in Bally



Approx. 71% Homeownership Rate



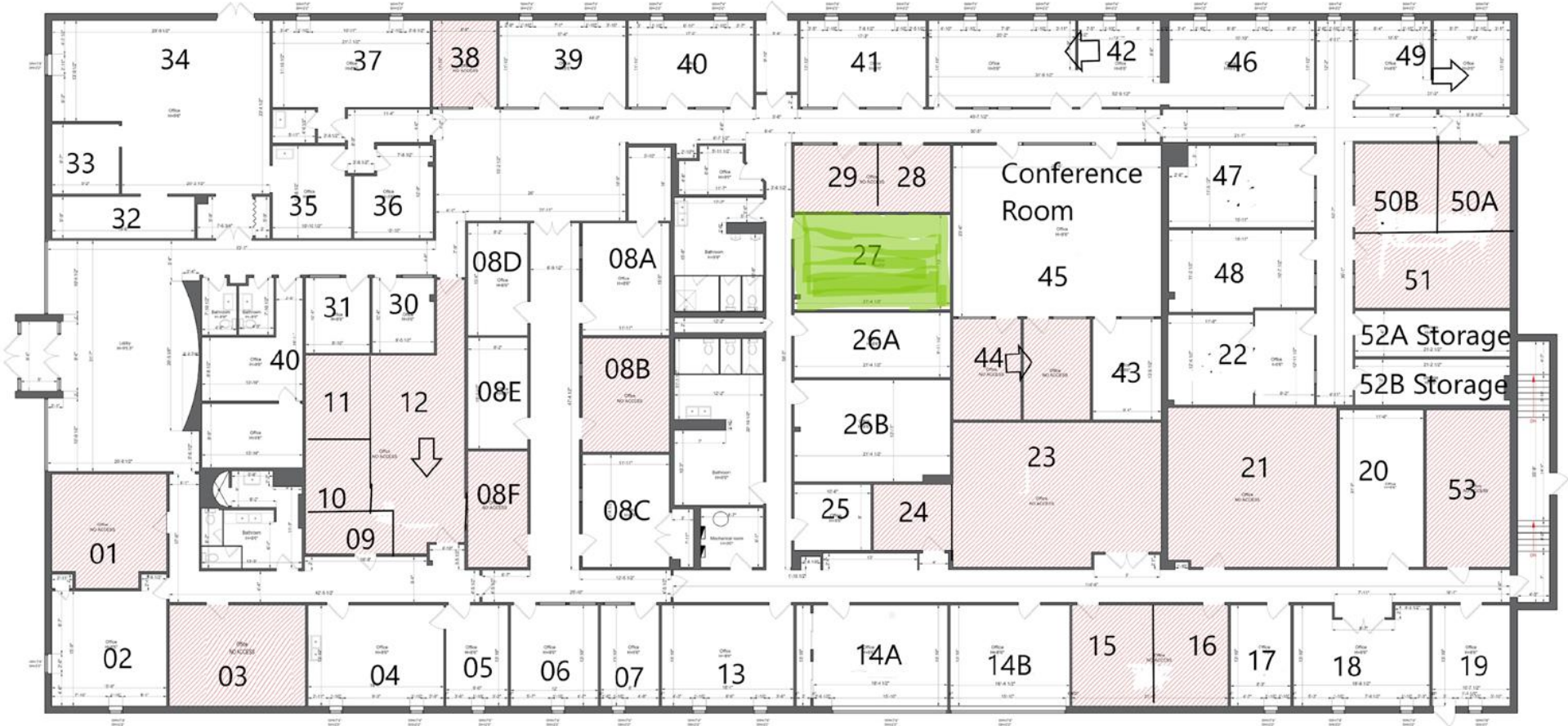
Access to Berks, Montgomery & Lehigh County labor pools



Diverse surrounding economic drivers including industrial, retail & service sectors



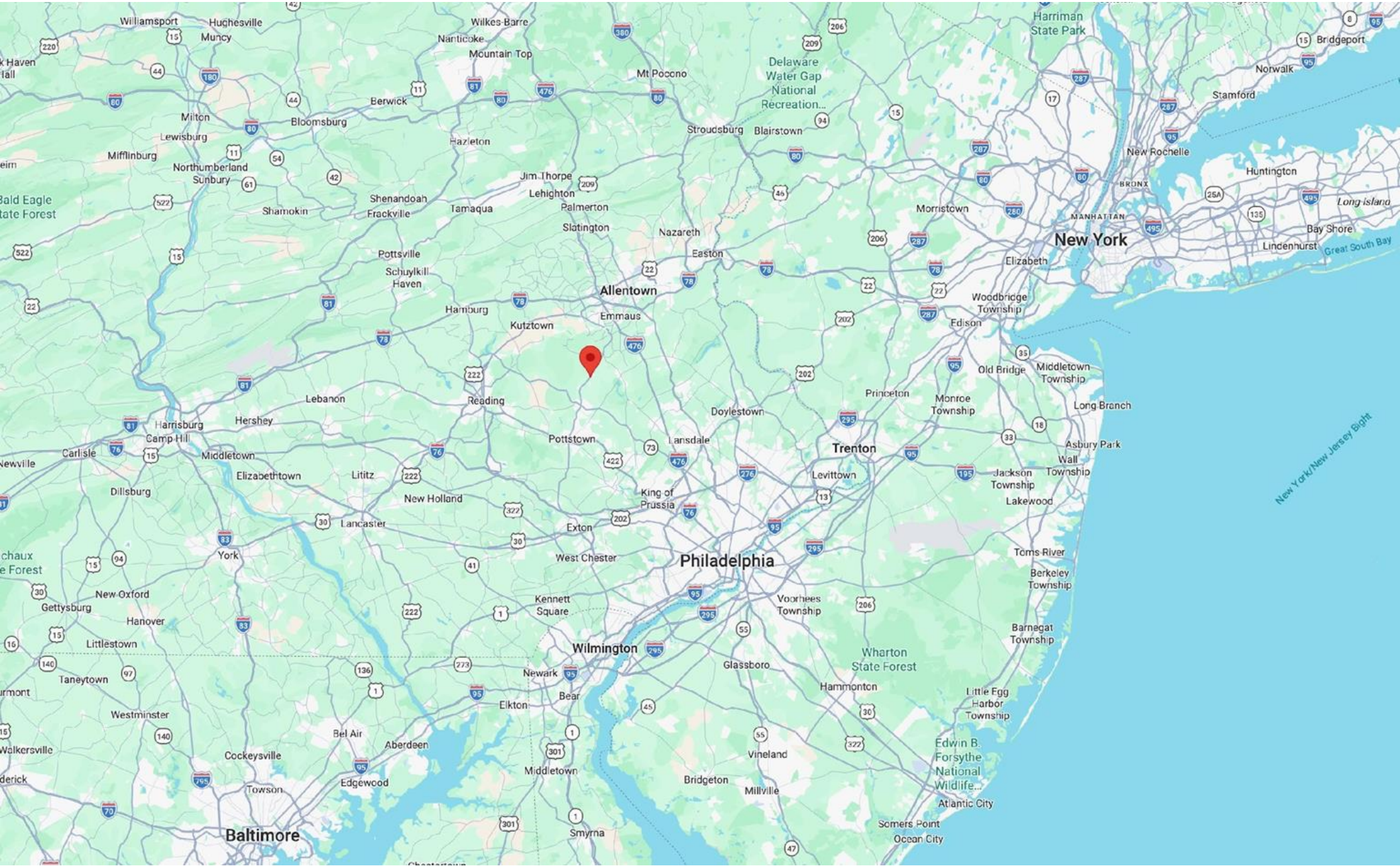
DRIVEN CONSTRUCTION DRAWING 2023



AERIAL MAP



LOCATION OVERVIEW



MARKET OVERVIEW

20 N. Front Street is located within the greater Berks County / Eastern Pennsylvania market, a region supported by a diverse and stable economic base anchored by manufacturing, healthcare, retail trade, logistics, and professional services. Bally's local economy has historically been rooted in manufacturing and industrial operations, which aligns well with the property's L-Industrial zoning and flexible office/retail configuration.

The area's accessibility to larger regional markets such as Reading, Allentown, and Philadelphia further enhances its appeal for office, showroom, distribution, or service-oriented users seeking a strategic Eastern Pennsylvania location. With a median household income of approximately \$76,339, a median property value of approximately \$234,600, and a strong 71.2% homeownership rate, the surrounding market reflects a stable residential and economic foundation.



LOCATION OVERVIEW

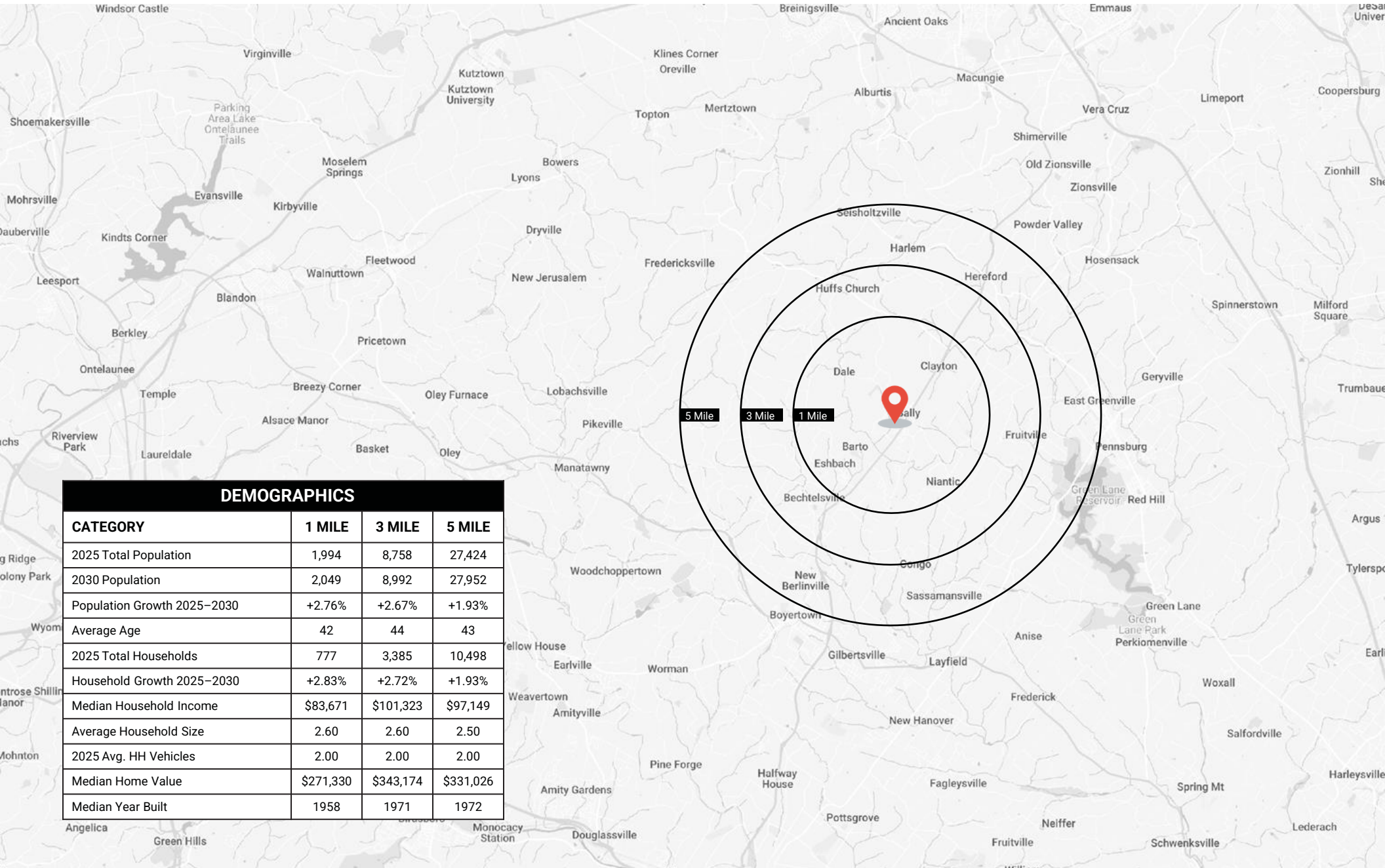
20 N. Front Street is strategically located in the Borough of Bally, Pennsylvania, a well-positioned community in eastern Pennsylvania offering convenient access to key regional employment and commercial centers throughout Berks, Montgomery, and Lehigh Counties.

The property benefits from strong local visibility along N. Front Street and is within close proximity to major transportation corridors including Route 100, Route 73, and Interstate 476 (Pennsylvania Turnpike Northeast Extension), providing efficient connectivity to surrounding markets. The location is approximately 45 miles northwest of Philadelphia and offers convenient access to major business hubs such as Allentown, Reading, and King of Prussia.

The surrounding area supports a diverse economic base driven by manufacturing, retail, healthcare, and service-sector employment, making the property suitable for a variety of office, retail, showroom, or light industrial users.



DEMOGRAPHICS



DEMOGRAPHICS			
CATEGORY	1 MILE	3 MILE	5 MILE
2025 Total Population	1,994	8,758	27,424
2030 Population	2,049	8,992	27,952
Population Growth 2025-2030	+2.76%	+2.67%	+1.93%
Average Age	42	44	43
2025 Total Households	777	3,385	10,498
Household Growth 2025-2030	+2.83%	+2.72%	+1.93%
Median Household Income	\$83,671	\$101,323	\$97,149
Average Household Size	2.60	2.60	2.50
2025 Avg. HH Vehicles	2.00	2.00	2.00
Median Home Value	\$271,330	\$343,174	\$331,026
Median Year Built	1958	1971	1972

20 N. FRONT STREET

Bally, PA
19503

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