



JUST LISTED: 2,687 SF COMMERCIAL BUILDING
GREAT OWNER/USER OPPORTUNITY

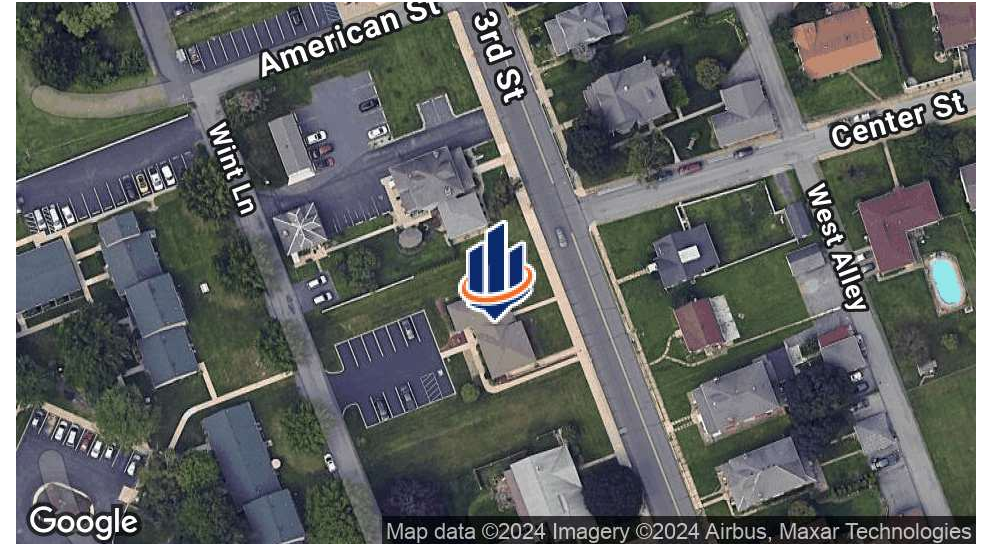
1034 3RD STREET, WHITEHALL

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Property Summary



OFFERING SUMMARY

Sale Price:	\$549,900
Lot Size:	19,645 SF
Building Size:	2,687 SF
Expenses [T 12]	\$21,069.00

PROPERTY DESCRIPTION

Introducing a prime owner user opportunity in the heart of the Lehigh Valley. This meticulously maintained 2,687 SF commercial building, modernized in 2008, provides an ideal setting for retail, service industry, professional, office and investors.

Zoned C-1, this property offers versatile potential for a range of businesses. Its convenient location ensures easy access to major transportation routes and key amenities, further enhancing its appeal. Don't miss the chance to own this well-positioned and carefully updated property.

PROPERTY HIGHLIGHTS

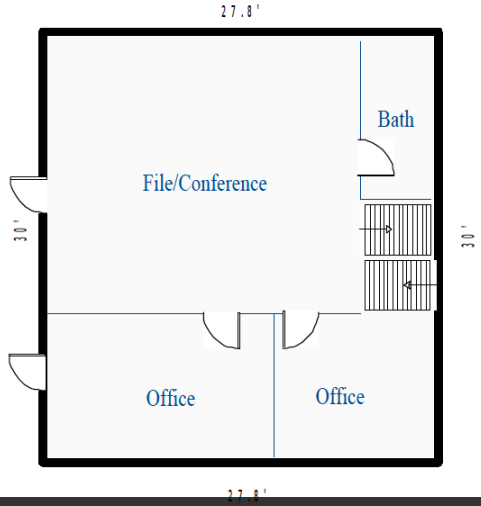
- Zoned C-1 for versatile business use
- Prime location in the Lehigh Valley area
- Well-maintained and updated property
- Convenient access to major transportation routes

Income & Expenses

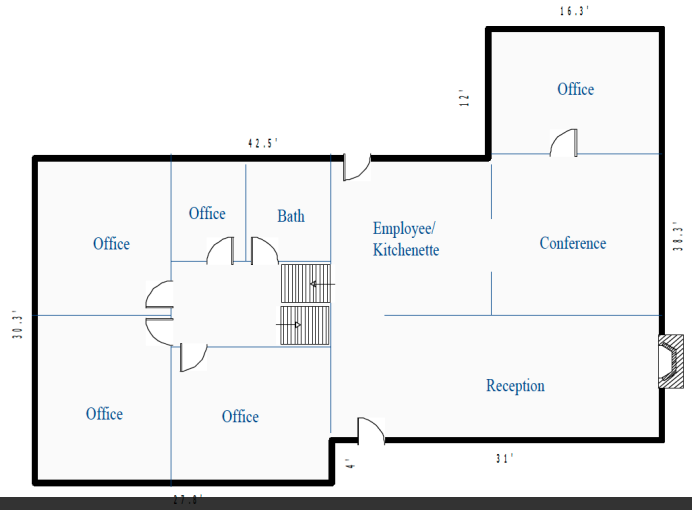
EXPENSES SUMMARY

Real Estate Taxes	\$7,908
Property Insurance	\$1,582
Electric	\$4,665
Heating Oil	\$2,700
Water and Sewer	\$550
Lawn and Snow	\$2,800
Garbage	\$864
OPERATING EXPENSES	\$21,069

Floor Plans

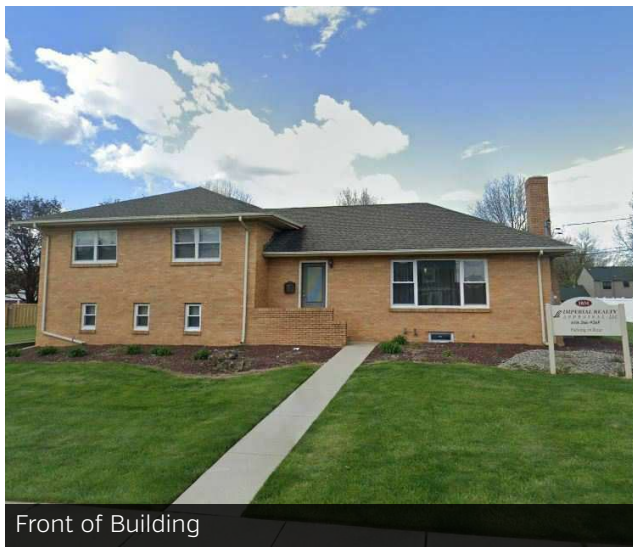


Lower Level



Main Level

Additional Photos



Front of Building



Rear of Building



Rear Parking Lot



Front Reception



View from Front Door

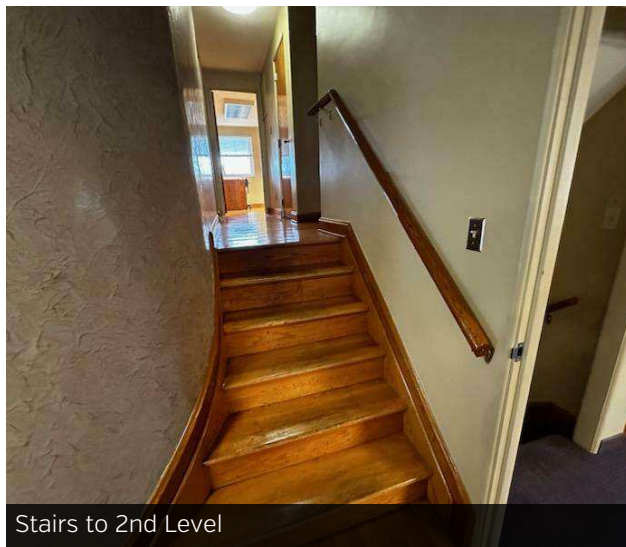


Kitchen/Common Area

Additional Photos



Main Floor Office



Stairs to 2nd Level



2nd Floor Office



2nd Floor Office

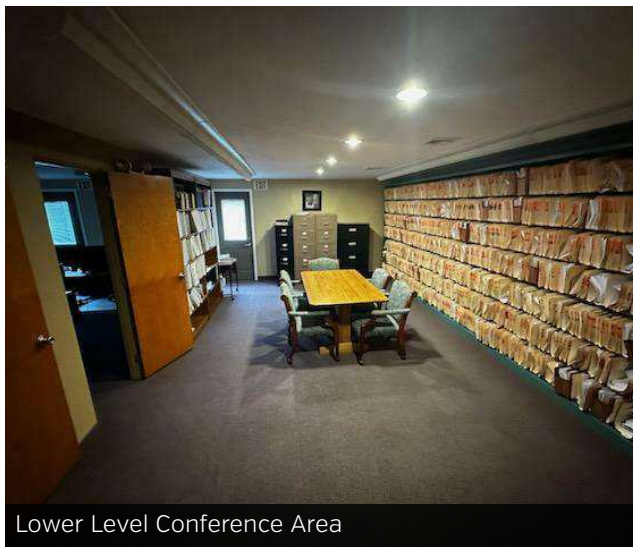


2nd Floor Office

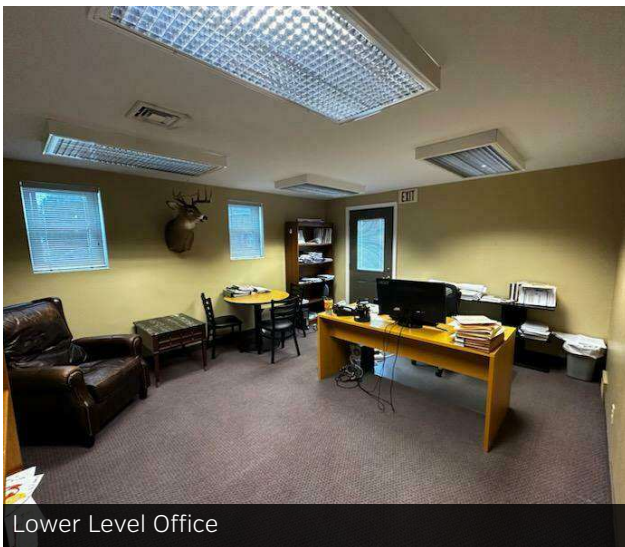


2nd Floor Full Bathroom

Additional Photos



Lower Level Conference Area



Lower Level Office



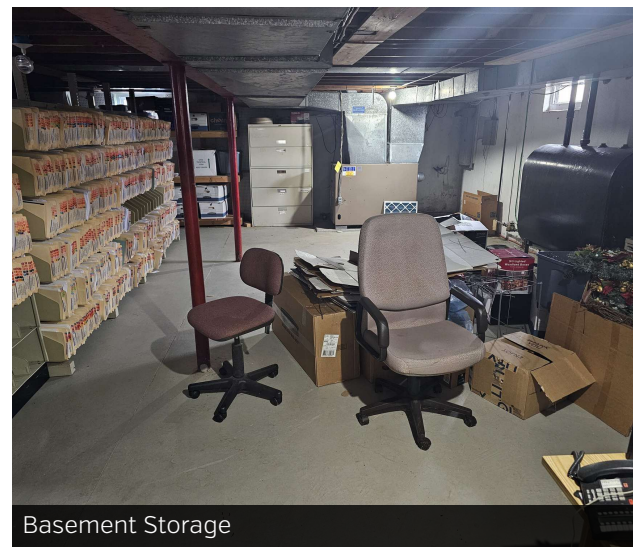
Lower Level Office



Lower Level Half Bath

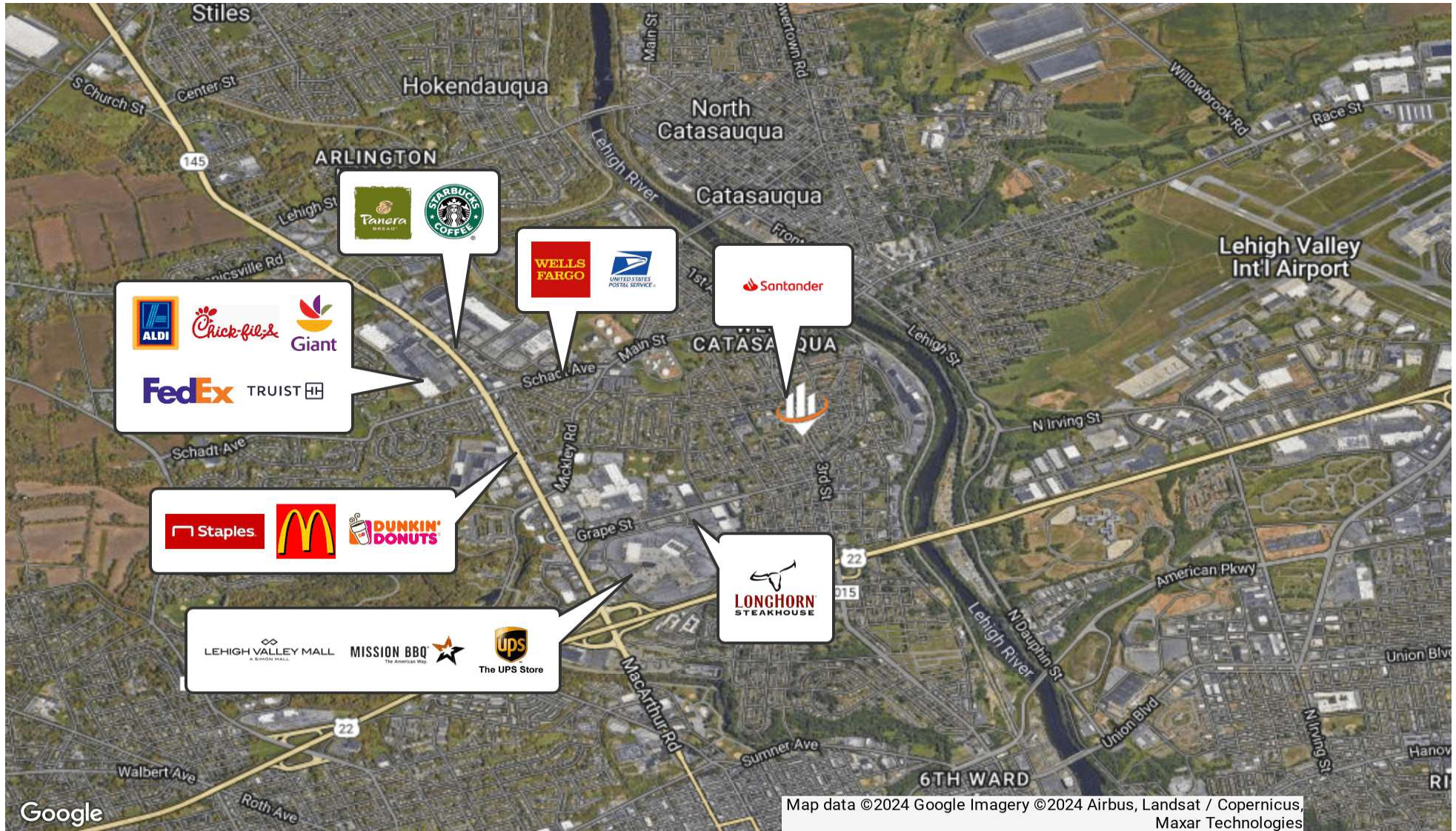


Basement Storage



Basement Storage

Location Map



Demographics Map & Report

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,786	3,293	10,335
Average Age	41	42	42
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	737	1,359	4,192
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$78,450	\$77,605	\$78,188
Average House Value	\$269,092	\$266,642	\$241,899

Demographics data derived from AlphaMap

